



York Historical Architectural Review Board Meeting Minutes

May 23, 2024, | 101 S George St, York PA 17401

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

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		Mr. Buffington made a motion to accept the previous minutes with the amendment of Mr. Kunkle 2nd. Motion carried.
Case	The following cases were considered as described below.	

Case #1 - 119 S, Newberry St.

ADDING A ONE-STORY ADDITION TO THE REAR OF THE PROPERTY. THIS WILL REPLACE THE EXISTING DECK THAT IS IN A STATE OF DISREPAIR. THE PURPOSE OF A BATHROOM TO THE FIRST FLOOR AND TO MOVE THE LAUNDRY ROOM UP TO THE FIRST FLOOR FROM THE BAS EXTRA BEDROOM AND ADDITIONAL LIVING SPACE. DIMENSIONS AND LOCATION OF THE EXISTING A ON THE ATTACHED DOCUMENT. MATERIALS STILL TO BE DETERMINED. PICTURES OF EXISTING ALSO _WE HAD CONSIDERED FINISHING THE BAS BUT DUE TO THE FACT THAT IT HAS FLOODED MULTIPLE TIMES, WE WOULD RATHER ADD ON TO THE HOW WE CURRENTLY DO NOT HAVE A FIRST-FLOOR BATHROOM, LAUNDRY ROOM, OR GUEST ROOM WHICH W BUT WILL BE MORE PRACTICAL FOR ENTERTAINING OUR GUESTS AND FAMILY WITH LESS MOBILITY AS.

Discussion: Contractor was not present owner discussed project. Presented pictures. Current aluminum siding. Replacing windows on addition only. Hardy plank siding.

Action: Mr. Buffington made a motion to approve as presented, Mr. Gifford 2nd. Motion carried.

Case #2 - 253 E. Market St.

REPLACEMENT OF OLD WOOD WINDOWS THAT ENERGY ARE INSUFFICIENT. THIS PROPOSAL IS FOR THE REPLACEMENT OF OLD WINDOWS (DIMENSIONS ATTACHED) WINDOW SPECS: MARVIN ESSENTIAL – FIBERGLASS EXT COLOR BRONZE INT COLOR WHITE. SOME OF THESE WINDOWS ARE EXPERINCING ROT. THE UPGRADE FROM OLD WORN WINDOWS ARE NEW ENERGY-EFFICIENT WINDOWS WILL RESULT IN SAVINGS ON ENERGY COSTS.

Discussion: Board wants the applicant to investigate the history center to match exactly what is there. Dempwolf façade. No capping. Wood windowsills to be replaced in-kind or repaired. Marvin windows makes these. The board provided the applicant with a Marvin window representative. Aluminum clad is acceptable.

Action: Mr. Buffington made a motion to table for the applicant to come back, Mr. Shermeyer 2nd. Motion carried. Applicant would like to return June 13th.

Case #3 - 220 W. Philadelphia St.

REMOVE WOODEN ROOF STRUCTURE OVER THE 2ND FLOOR BAR AREA, STEEL BEAMS WILL REMAIN. NEW EPDM ROOF OVER THE 2ND FLOOR WITH ADHERED R-30 INSULATION, METAL FLASHING, FASCIA, GUTTER, ACCESSORIES. Install 12 NEW DOULBE HUNG JELDWEN WOOD WINDOWS WITH NO SCREENS IN EXISTING OPENINGS. THESE REPLACEMENTS ARE NECESSARY DUE TO FIRE DAMAGE ON 4/17/23.

Discussion: Mr. Shermeyer recused himself due to his office did roof drawings. The applicant stated this is the old Waterway. She stated this is to the rear and not facing Philadelphia St. 6 over 6.

Action: Mr. Buffington made a motion to approve as presented, Mr. Gifford 2nd. Motion carried. Mr. Shermeyer recused himself. Motion carried

Case #4 - 376 W. King St.

REPLACE WINDOWS DUE TO NOT WORKING, NEW SIDING ON BACK OF HOUSE TO MATCH WHAT IS ON FRONT. AN EMAIL WAS SENT TO APPLICANT TO COME TO THE MEETING WITH OTHER MATERIAL CHOOSES THAN VINYL.

Discussion: Applicant stated is in disrepair from old owner. Wood rotten. Just at the back of the house for siding. Windows in the front are wood. The board wants Anderson A or 100 series on front. 1 over 1. Wood windows are trimmed with aluminum over the vinyl siding. Fiberglass windows are acceptable in front vinyl in rear is ok. Mr. Zumbrun asked the applicant if he would accept their recommendations for the front. The applicant said yes. Applicant asked to make the windows in attic on side bigger. The board said yes. Make sure the head room complies with codes before making the window bigger. Mr. Buffington stated it may not meet codes for a bedroom.

Action: Mr. Kunkle made a motion to approve with board recommendations of front windows are not vinyl, Mr. Buffington 2nd. Motion carried.

Case #5 - 300 W. Market St.

REPAIR, REPLACE, AND PAINT WOOD TRIM AS IS ON BUILDING AS REQUIRED BY CODE INSPECTION

Discussion: Applicant stated to replace and repair in-kind. Board wants composite rather than wood. Plan on painting shutters on side as well. Planning on replacing boards on 3rd floor.

Action: Mr. Shermeyer made a motion to approve as presented with using a composite material, Mr. Gifford 2nd. Motion carried.

Case #6 - 124 S. Beaver St.

ROTTING LENTLES ON 3 WINDOWS ON SIDE OF HOUSE. REPAIR ROTTING WOOD ON WINDOWS AND RELACE WITH NEW WOOD BACK TO ORIGINAL.

Discussion: Board stated using composite. The applicant agreed.

Action: Mr. Gifford made a motion to approve as presented with the composite, Mr. Buffington 2nd. Motion carried.

Adjournment and next meeting

Mr. Zumbrun adjourned the meeting at approximately 7:03 PM.

The next meeting is scheduled for June 13, 2024.

Minutes recorded by Nancy Griffin.