



York Historical Architectural Review Board Meeting Minutes

April 24, 2025, | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Dennis Kunkle, Chair	Mark Shermeyer	Nancy Griffin
Sarah O'Brien	Steven Buffington	
Craig Zumbrun, Vice Chair	Blake Gifford	
	Mark Skehan	
	Lauren McLane-Gross	

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order.		Mr. Kunkle called the meeting to order at 6:00 PM.
Changes to the agenda		No Changes.
Minutes of previous meeting		Mr. Zumbrun made a motion to approve Ms. O'Brien 2nd. Unanimous.

Cases	The following case was considered as described below.
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Case #1 – 127 N. BROAD ST.

INSTALL WINDOW FRAMES AND OPENINGS AND PROVIDED ON ATTACHMENTS. 3500 VINYL SINGLE-HUNG WINDOWS.

Discussion:

Mr. Shermeyer could not attend the meeting this evening but offered the following: "My opinion on the one case on the agenda is that vinyl windows should not be accepted on a commercial building of this type and visibility. Prior to the tragic fire at the site about 7 years ago, the Owner was engaged in a project using federal Historic Preservation Tax Credits. The project met SHPO and NPS standards had their approvals, and a metal clad wood replacement window with simulated divided lights in the historical configurations was being used and was approved by HARB. There was an example of the historic window remaining, and missing frame head, jambs and sills were being recreated. The least we can do here is stick to our standards and require the owner to minimally use a composite product, like Andersen A series or 100 series, with simulated divided lights, in the pattern and configuration of the original windows. The head, jamb and sills could also be easily recreated in composite materials, as they were simple beaded board profiles." The applicant stated they are building the wood frame and then place the window inside frame. There are 80 windows with 160 sashes. Mr. Kunkle stated that HARB approved previously 12 over 12. The applicant then had tax credits coming his way and now he does not. He is hoping to be able to move along with the project. Ms. O'Brien asked the applicant to explain the project. Still going to be apartments. Top floor almost complete. 1st & 2nd still has some smoke damage. No bank will touch tax credit now if project is under 5 million. Talked about selling the bank credits. Mr. Kunkle explained the board's position on looks upon setting presentence on vinyl windows. Ms. O'Brien stated guidelines do not meet. Appropriate windows on the street facing windows and possibly vinyl windows to the rear. Mr. Zumbrun stated vinyl windows are not feasible in this climate and is like wasting money in the long run. Asked applicant to consider alternatives suggested. The applicant does not see any difference in the life cycle of

vinyl, Hardware warps and needs being replaced. The applicant asked about exterior grid windows. Snapped on not glued. The applicant asked if he would go back with the board's suggestions if he could move forward. Staff review with changes. The applicant explained the elevation drawings east new section.

Action:

Mr. Kunkle made a motion to amend the application using the board's suggestion to the applicant of Anderson A or 100 series windows and not use vinyl windows and forward to city staff, Ms. O'Brien 2nd. Unanimous.

Adjournment

Mr. Kunkle adjourned the meeting at approximately 6:23 PM.

The next meeting 5-8-25

Minutes recorded by Nancy Griffin.