



**York Historical Architectural Review Board Meeting Minutes**

June 26, 2025, | 101 S George St, York PA 17401

**MEMBERS  
PRESENT**

**MEMBERS ABSENT**

**STAFF PRESENT**

Dennis Kunkle, Chair  
Mark Shermeyer  
Blake Gifford  
Craig Zumbun, Vice  
Chair  
Lauren McLane-  
Gross  
Steven Buffington  
Mark Skehan

Sarah O'Brien

Nancy Griffin

**AGENDA ITEM**

**DISCUSSION**

**ACTION/RESULT**

**Welcome and call  
to order.**

**Mr. Kunkle called the  
meeting to order at  
5:58 PM.**

**Changes to the  
agenda**

**No Changes.**

**Minutes of  
previous meeting**

**Ms. Gross made a  
motion to approve Mr.  
Gifford 2<sup>nd</sup>.  
Unanimous.**

**Cases**

The following case  
was considered as  
described below.

**Case #1 – 48 N. BEAVER ST.**

THIS PROJECT INVOLVES THE REMOVAL OF THE ESISTING ALUMINUM AND GLASS FRAMED ROOF/WALL SYSTEM, WHICH COVERS A PORTION OF THE EXISTING BUILDING. THE PORTION OF THE BUILDING IS ONLY USABLE FOR 4-5 MONTHS OF THE YEAR BECAUSE OF THE POOR INSULATING DESIGN OF THE ALUMINUM AND GLASS SYSTEM. WITH THE PROOSSED RENOVATIONS THIS SPACE WILL BE ABLE TO BE USED YEAR-ROUND BY THE OWNER. THE DESIGN OF THE RENOVATION IS TO USE A SIMILAR MATERIAL PALETTE WHILE PROVIDING A MUCH MORE ENERGY EFFICIENT SPACE FOR THE OWNER WHILE STILL ALLOWING NATURAL LIGHT TO BRIGHTEN UP THE SPACE AND PROVIDE A CONNECTION TO THE EXTERIOR.

**Discussion:**

The applicant explained the project. Focus is the glass system. No longer proficient, not keeping people cool. Trying to keep the same as existing. CertainTeed pattern 6" reveal. Silver keeps the same. Replacing material on the awning. Black corrugated metal. Replacing with the same. Mr. Gifford asked if there was a replacement for pretty much the same replacement. The applicant stated yes. Mr. Skehan stated won't be much different to want passersby to see now. The applicant stated it will be a little more silver. Mr. Buffington stated significant changes, however, the building was already modern

**Action:**

Mr. Zumbrun made a motion to approve application as submitted, Mr. Buffington 2<sup>nd</sup>. Unanimous.

**Case #2 – 401 W. MARKET ST.**

REPAIR WOOD ROT, REPAIR WITH PINEWOOD AND PAINT. THERE ARE A TOTAL OF 4 BAY WINDOWS TO BE REPAIRED. ALL WINDOWS WILL BE PAINTED WHITE JUST

AS THEY ARE NOW.

**Discussion:**

The applicant stated the wood is in very bad shape. Dental work will need to be replaced will need mill work. The applicant stated will do his very best to bring back to original state. The applicant stated he does not know how it looked originally. Any suggestions on someone to do mill work for applicants. Ms. Gross suggested that we keep a list of people who have been approved of for different types of work. The board suggested using composite material. Mr. Buffington suggested checking the historical society for pictures. Can paint what ever color you want.

**Action:**

Mr. Shermeyer made a motion to accept the application as submitted with the exception to allow composite material in lieu of original pinewood with missing features to be replicated with in kind, Ms. Gross 2<sup>nd</sup>. Unanimous.

**Case #3 – 382 W. MARKET ST.**

SINGLE STORY BRICK MARKET BUILDING WITH ASPHALT SHINGLE ROOF. REPLACING EXTERIOR DOORS/WINDOWS WITH AQLUMINUM CLAD DOORS/WINDOW, CONSTRUCTING ADA COMPLIANT RAMP WITH RAILINGS, RESTORING CIRCULAR WOOD WINDOWS, REPOINTING/CLEANING MASONRY, REPLACING STOREFRONTS AT CORNERS. INTERIOR RENOVATIONS TO MARKET BUILDING. UNDER LATERNATES, ADDING BRACING TO SUPPORT THE FRONT FAÇADE FROM THE ROOF SIDE. WINDOWS/DOORS ARE OF THE SAME TYPE USED AT THE REX LAUREL FIRE STATION IN RECENT RENOVATION.

**Discussion:**

Blanda Nace spoke on this along with Stephanie Schafer with Buchart Horn. 5-million-dollar renovation. Blanda spoke on all the things going into the renovation such as windows and doors as at most recently renovated laurel fire station. Putting ADA ramp on parking lot size for

handicap access. Phasing to keep the market open. Big fans no AC. Mr. Gifford asked about signage. Stephanie stated touching up signage. Mr. Kunkle asked will all doors be replaced. Stephanie stated yes except for a few. Mr. Kunkle stated aluminum clad doors getting beat up by vendors. Blanda showed board a rendering from Marvin which is very durable. Mr. Skehan asked about the relocation of the ramp. Stephanie states the existing one is not feasible. Going to community room. Pointing of the brick and mortaring. Mr. Kunkle asked about the ring on the wall on the alley side.

**Action:**

Mr. Buffington made a motion to accept the application as submitted, Mr. Shermeyer 2<sup>nd</sup>. Unanimous.

**Adjournment**

Mr. Kunkle adjourned the meeting at approximately 6:28 PM.

**The next meeting 7-10-25**

Minutes recorded by Nancy Griffin.