



York Historical Architectural Review Board Meeting Minutes

August 14, 2025, | 101 S George St, York PA 17401

**MEMBERS
PRESENT**

MEMBERS ABSENT

STAFF PRESENT

Dennis Kunkle, Chair
Blake Gifford
Craig Zumbrun, Vice
Chair
Mark Skehan
Mark Shermeyer
Sarah O'Brien

Lauren McLane-Gross

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**

**Mr. Skehan made a
motion to approve Mr.
Gifford 2nd.
Unanimous.**

Cases

The following case
was considered as
described below.

Case #1 – 438 W. MARKET ST.

FACIA BOARD ON RIGHT HAND SIDE BO BAY WINDOW TO BE REPAIRED. IT IS CURRENTLY SEPARATING AND HANGING BELOW WHERE IT SHOULD BE. EITHER REATTACH OR REPLACE WITH PRIMED PINE BOARD, 3 ½" X 4.8", AND PAINT.

Discussion:

Brayden Grove from Grove Associates. Mr. Shermeyer suggested not replacing it with pine. Possibility composite recommended from Mr. Shermeyer and Mr. Skehan's suggestion.

Action:

Mr. Skehan made a motion, to accept the application with board's recommendation. Mr. Gifford 2nd Unanimous.

Case #2 – 211 S. BEAVER ST.

RENOVATE EXISTING 4 FR WIDE X 12 FT LONG 2ND FLOOR DECK WITHOUT STAIRES. REMOVE EXISTING FACE BOARD, DECK BOARDS AND RAILING EXISTING FRAMING WILL REMAIN. INSTALL NEW PRESSURE TREATED FACE BOARD NEW TREX DECK BOARDS AND NEW PRESSURE TREATED RAILING WITH 2" X 2" PICKETS.

Discussion:

Steve from Royal Square stated they are replacing deck boards, a stock historically accurate rail cap with 1 ¼ Ballester is acceptable. Not visible from Beaver St. Can see from Princess St. Remove aluminum wrapping and paint same color. Mr. Shermeyer gave some history on previous decks. Going be like typical 2x4 rails. Mr. Shermeyer made a recommendation for balusters.

Action:

Mr. Shermeyer made a motion; to accept the application with board's recommendations, railing system be profiled off the shelf rail caps baluster with 1 ½. Ms. O'Brien 2nd Unanimous.

Other Business:

Becky Zeller – 1 S. George St.

“A contributing resource to the HARB district”.

Discussion:

Becky discussed the letter of recommendation. It was the former Jewelry Store. Royal Square now owns it, and they are trying for tax credits. Their local support for this building. Mr. Shermeyer stated someone from Maryland wanted to go back to 7 floors. Top 2 floors were not replaced due to construction type 3b only go up to 5 floors. Ms. O'Brien sat in with the design team and they want to keep the evolution of the building.

Action:

Ms. O'Brien made a motion to accept the letter of recommendation, Mr. Gifford, 2nd, Mr. Skehan stated he had an objection about the way they are doing it but would support if the rest of the board is ok, he will support as well. HARB has seen this many times before. Mr. Shermeyer spoke on some other types of construction. Mr. Gifford stated to restore the building back to its original state would be illegal in today's standards. Ms. O'Brien spoke at length about the historical story of evolution of today's codes. Unanimous. Will add to the letter the code violation if it were restored to original state.

Discussion on other buildings in the square. Will sign with additions.

Adjournment

Mr. Kunkle adjourned the meeting at approximately 6:32 PM.

The next meeting 8-28-25

Minutes recorded by Nancy Griffin.