



York Historical Architectural Review Board Meeting Minutes

September 11, 2025, | 101 S George St, York PA 17401

**MEMBERS
PRESENT**

MEMBERS ABSENT

STAFF PRESENT

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

Lauren McLane-Gross
Mark Skehan

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

Cases

The following case
was considered as
described below.

Case #1 - 237-241 W. MARKET ST.

REMOVE ROTTED AND DETERIORATED FASCIA
SOFFIT, AND DECORATIVE FASCIA BOARDS AT FRONT

OF PROPERTY, REPLACE WITH NEW OOD FOR ALL AREAS, AND APPLY PROTECTIVE TREATMENTS.

THE ISSUE WAS IDENTIFIED DURING OUR TENANT OCCUPIED PROPERTY INSPECTION REPORT. WE ARE SOMEWHAT UNDER THE GUN IN ORDER TO OBTAIN AN EXTENSION BEYOND THE INITIAL 30-DAY PERIOD. WE RECEIVED AN INITIAL QUOTE FROM SHERMAN, OUR PROPERTY MANAGER FOR OUR RESIDENTIAL UNITS. WE ARE WORKING THROUGH THEM FOR ADDITIONAL QUOTES. WE ARE MAKING NO VISABLE CHANGES TO ANYTHING OTHER THAN REPAIR AND REPAINT.

Discussion:

Applicant discussed his case and stated he recently had an inspection and the only thing he could not get to was the soffit. Shared picture stating they are looking to replace fascia board and molding not soffit. Old, galvanized molding would be replaced with no wrapping. Replace gutters and downspouts. Replace molding with composite material as suggested by the board. Might find profile at Myers. PVC material. No K gutters. In-kind.

Action:

Mr. Shermeyer made a motion to replace molding and fascia board with PVC or in-kind, Mr. Zunbrum 2nd. Unanimous.

Case #2 - 232 N. GEORGE ST.

REPLACEMENT OF 3 WINDOWS. ALL 3 WINDOWS WILL BE SPRINGLINE WINDOWS, EXTERIOR COLOR FOREST GREEN, WITH CLEAR HIGH PERFORMANCE SMARTSUN GLASS, AND FULL DIVIDED LIGHT WIDE GRILLES IN A SIMULATED CHECKRAIL ACORSS THE

MIDDLE TO MATCH THE CURRENT CONFIGURATION. THE NEW WINDOWS ARE MADE TO FIT WITHIN THE CURRENT ROUGH OPENING AND THERE WILL BE NO CHANGES TO THE EXTERIOR HISTORICAL TRIM.

Discussion:

Applicant presented case, Eric Bloom representative of Renewal by Anderson, no pictures of grill pattern. Will like to replace with spring line. Owner does not open those windows. Simulated check rail. Fixed grill interior in between glass. Are you retaining frames? Applicant stated yes fibrex composite material

Action:

*Ms. O'Brien made a motion to accept Mr. Gifford 2nd.
Unanimous*

Case #3 - 321 E. KING ST.

PAINT-CAREFULLY SCRAP AND REMOVE ALL LOOSE, FLAKING AND DETERIORATE PAINT FROM THE FRONT AND RIGHT SIDE OF THE HOME, INCLUDING ALL WINDOW AND FASCIA BOARDS. REPAIR THE EXISTING BAY WINDOW BY REMOVING AND REPLACING ON THE SECTIONS OF WOOD THAT ARE ROTTEN OR STRUCTUALLY UNSOUND USING PRESSURE TREATED WOOD THAT MATCHES THE ORIGINAL DIMENSIONS. GAPS, CRACKS AND MONOR HOLES WILL BE FILLED WITH HIGH-QUALITY WOOD PUTTY, SANDED SMOOTH, AND PRIMED PRIOR TO PAINTING. ORIGINAL ARCHITECTUREAL DETAILS WILL BE RETAINED AND RESTORED WHERE POSSIBLE. WINDOW AND FASCIA REPAIR – IN ADDITION TO PAINT SCRAPING, INSPECT ALL WINDOWS AND FASCIA BOARDS FOR SIGNS OF DETERIORATION. FILL MONOR CRACKS OR HOLES WITH WOOD PUTTY, SAND, PRIME AND PAINT. STAIR REPAIR – RECEMENT THE EXISTING FRONT STAIR BY

REMOVING LOOSE OR DETERIORATED MATERIAL AND PATCHING WITH MORTAR THAT MATCHES THE ORIGINAL IN COMPOSTION, TEXTURE, AND COLOR. THE REPAIR WILL MAINTAIN THE STAIRS' EXISTING SIZE, SHAPE, AND APPEARANCE. RE-SECURE THE EXISTING HANDRAIL TO ENSURE STABILITY.

Discussion:

Applicant owner and contractor discussed the case. They would like to refurbish the bay window area and facia sand and scrape with wood putty. Not pressured treated wood. Scraping and painting only. What are you doing about replacing the front stairs? Cut and frame out and put cement down for smooth surface and reattach the railing.

Action:

Mr. Zunbrum made a motion to accept the application with the modification that the pressured treated wood will not be used and front porch with in-kind material, Mr. Shermeyer 2nd. Unanimous.

Case #4 - 631 CLEVELAND AVE.

REPLACING TWO FIRE DAMAGED WINDOWS 24X78" WITH THE SAME WINDOW TYPE THAT WAS REMOVED. REPOINT AND REPAINT EXTERIOR.

Discussion:

Applicant discussed the case. Rick with Elite. Looking to replace 3 windows 1st and 2nd stories. Mr. Shermeyer stated that at one point they were replaced with vinyl illegally before and asked for them to be replaced with composite material. Anderson 100 or A series. Applicant stated they will be mismatched but will replace with composite.

Action:

Mr. Zunbrum made a motion to accept the application with the modification of the use of non-vinyl material, Mr. Gifford 2nd. Unanimous.

Adjournment

Mr. Kunkle adjourned the meeting at approximately 6:24 PM.

The next meeting 9-25-25

Minutes recorded by Nancy Griffin.