



**York Historical Architectural Review Board Meeting Minutes**

October 9, 2025, | 101 S George St, York PA 17401

**MEMBERS  
PRESENT**

**MEMBERS ABSENT**

**STAFF PRESENT**

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

Lauren McLane-Gross

Nancy Griffin

**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. Skehan made a  
motion to approve Mr.  
Zumbrun mentioned  
spelling errors on 117  
S. Newberry St.  
should be modern, the  
word and, certainteed  
should be one word,  
and the word  
sheathing, and also  
made motion 2<sup>nd</sup>.  
Unanimous.**

**Cases**

The following case was considered as described below.

**Case #1 – 26 W. COLLEGE AVE.**

REPLACE ROOF – PATRIOT XL SHINGLES

**Discussion:**

That house is my wife's name. I don't know if you like I speak for her. We bought the house 18 years ago. We never fixed it up. We saw the house leaking in the roof, inside, I didn't know about the condition inside the drywall. I could see the wood was cracking in bad condition. He was working without permits. Carlos came out and told them that the roof would need approval through HARB. Mr. Skehan interrupted stating he was looking at the application and the drywall, the in that floor, the bathroom, the bedroom, the wood framing in the second floor, none of those matters to HARB, those are all on the inside of the house. Mr. Shermeyer stated really that we only had jurisdiction over the outside. Not replacing the outside door.

**Action:**

*Mr. Shermeyer made a motion that we approve the application with the following amendment: the only exterior modifications change will be a new roof, and the new roof will be to replace existing a three-tab roof shingled with new Patriot XL shingles in ash grey color, and the front door shall remain, with no other exterior changes, Mr. Skehan 2<sup>nd</sup>. Unanimous.*

**Case #2 – 372 E. MARKET ST.**

INSTALL 10 PELLA RESERVE TRADITIONAL WOOD CLAD WINDOWS. SAME SIZE, SHAPE, LOCATION. THESE WINDOWS HAVE BEEN

CHOSED BY THE HOMEOWNER TO MATCH THE EXISTING  
WINDOWS IN MATERIAL AND APPEARANCE

**Discussion:**

John from Pella Windows and Doors. Matching everything aesthetic. Brought a sample. Will be matching permanent grills. Grid work on 3<sup>rd</sup> floor is matched up identically with interval one technology. Put the spacer in between also. Showed sample. Mr. Shermeyer asked will frames be maintained and pull the old sash and soffits. Old wood windows do replacement unit on those. Does have the historic grill on in that same pattern. Premium wood clad. Neighbor has vinyl, which board stated did not get HARB approval. Window has true sight line. Mr. Kunkle asked if sills will remain. Applicant stated yes will paint.

**Action:**

*Mr. Skehan made a motion to accept application as submitted, Ms. O'Brien 2<sup>nd</sup>. Unanimous.*

**Case #3 – 46-48 E. GAS AVE.**

PROPOSED WORK OF EXTERIOR STAIRWELL BUILD MASONRY  
BRICK REPOINTING AND CLEANING CUTTING IN NEW WINDOWS  
AND DOOR OPENING INTERIOR APARTMENTS WILL HAVE  
ELEVATORS RESIDENTIAL.

**Discussion:**

Ryan Beck applicant/owner spoke on the application. Old warehouse looking to convert to residential. Only concerned with exterior. Windows architect is from Strousberg and is on HARB up there. Not sure what the board is looking for. There are no existing windows, all will be new except for some in the rear which will be replaced. Front view and sides will be new cut outs. Does that give us permission to put any kind of window as there was none there originally? Mr. Beck suggested some kind of composite. South side opens the openings. Mr. Shermeyer stated they are fine with accepting something like this composite window or composite clad window ex. Anderson A series or 100 series. Only usually except vinyl on non-visible sides of buildings. Applicant asked if there was a size

requirement. The board stated no size requirement for HARB. Elvin has done work in the city - HARB - before so should be compliant. Mr. Shermeyer asked if the building would be sprinklered. Yes. Nancy stated that the pre-development meeting stated emergency windows are required. 16 apartments now down to 13. Doors will be all new cut ins. 4 doors have an easement in grass. Board sees 6 doors on plan. Including stair tower doors. Steel entry doors are ok flush. Brick molding if you want to. Mr. Shermeyer and Mr. Gifford stated an industrial building and the addition of doors where there were none of the steel doors would be acceptable. Stucco on concrete block for rear stair tower. Mr. Shermeyer asked what was going to be done with the brick painted repointed. Applicant stated that they are painting and repointing also lime washing. The applicant and board spoke extensively on fire escape. One is not needed applicant just wanted to do one for safety of the residents. At the end of the conversation, it was determined probably not feasible. Spoke on elevator being too expensive. Flat rubber roof. Not visible from the right-of-way. Applicant asked board about building an additional unit on top of the building like a penthouse for him. Board stated it could be done if structural engineer says ok. Could come back later with plans for that approval. Signage will just be numbers on building. Outside lighting for each doorway. Simple sconces. Board wants it to be simple industrial contemporary if it does not create a false sense of history. Mr. Shermeyer stated with the brick re-pointing low pressure washing and highline mortar. If dumpster enclosure is installed it will need to come back for approval. Down spouts and gutters are absent now. Aluminum box gutter half round. Not K gutter.

**Action:**

*Mr. Zumbrun made a motion to approve the application with the understanding that any decisions on signage, lighting, and dumpster enclosure will come back to the board, Ms. O'Brien 2<sup>nd</sup>. Unanimous.*

**Adjournment**

Mr. Kunkle adjourned the meeting at approximately 7:05 PM.

**The next meeting 10-23-25**

Minutes recorded by Nancy Griffin.