



York Historical Architectural Review Board Meeting Minutes

January 8, 2026, | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Dennis Kunkle, Chair Mark Shermeyer Craig Zumbrun, Vice Chair Blake Gifford	Sarah O'Brien Lauren McLane-Gross Carlos Santiago Mark Skehan	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. Shermeyer made a motion to accept Mr. Gifford 2nd. Unanimous.
Cases	The following case was considered as described below.	

Case #1 – 209 E. PHILADELPHIA ST.

REPAIR ROTTEN WOOD SIDING. NEW VINYL SIDING ON FRONT AND SIDE OF HOUSE. WRAP ALL WOOD WINDOWSILLS AND FAÇADE.

Applicant Presentation:

The applicant explained that vinyl siding installation had begun before realizing the property was located within a historic district. Vinyl siding had already been installed on the rear and side elevations, and work on the front elevation was stopped upon notification by staff.

The applicant requested approval to continue the project and asked whether the already-installed siding could remain.

Discussion:

- The Board reiterated that vinyl siding is not approved on primary (front) elevations in historic districts.
- Vinyl siding on side and rear elevations may be permitted where visibility is limited.
- Board members recommended fiber cement or composite lap siding for the front elevation to match historic proportions.
- Existing wood siding on the front was noted to be deteriorated.
- Windowsills, trim, fascia, and crown molding were discussed; wrapping deteriorated wood trim was discouraged due to moisture retention and continued decay.
- Composite trim materials were recommended where wood could not be restored.

Action:

Mr. Shermeyer made a motion to approve the application with the following conditions:

- 1. Deteriorated wood siding on the **front elevation** shall be replaced with fiber cement or composite lap siding with a similar exposure and appearance.*
- 2. Vinyl siding on the **east side and rear elevations** may remain due to limited visibility.*
- 3. Windowsills, trim, fascia, and crown molding shall be repaired in wood where possible; if replacement is necessary, a composite material of similar dimension and profile shall be used.*
- 4. Wrapping of existing deteriorated wood trim is not permitted.*

Mr. Zumbrun 2nd. Unanimous.

Case #2 – 308 S. GEORGE ST.

RESTORE EXISTING VACANT CONDEMNED SINGLE-FAMILY DWELLING. INSTALL HARB COMPLIANT DOORS AND WINDOWS.

Applicant Presentation:

The applicant discussed exterior rehabilitation work following a prior stabilization project completed under the Redevelopment Authority. Proposed work included:

- Replacement of existing windows with Andersen 100 series (Fibrex) single-hung windows
- Repair and repainting of existing wood trim and porch elements
- Selective window replacement on side and rear elevations
- Masonry repointing using appropriate high-lime mortar
- Repair of an existing rear balcony and installation of historically appropriate railings

Discussion:

- Single-hung windows were deemed acceptable where visually appropriate.
- Vinyl or composite windows were allowed on side and rear elevations with limited visibility.
- Proper historic mortar composition was emphasized to prevent brick damage.
- Balcony railing profiles were discussed; simple square balusters with approved rail cap and base rail profiles were recommended.
- Composite materials were acceptable for railing components.

Action:

Mr. Zumbrun made a motion to accept the application as submitted, with the addition that the balcony railing shall utilize historically appropriate profiles as discussed, including a simple square baluster design and approved rail cap and base rail details. Mr. Gifford 2nd. Unanimous.

ELECTION OF OFFICERS

Mr. Zumbrun nominated Mr. Kunkle for chair, Mr. Shermeyer 2nd.
Unanimous.

Mr. Kunkle nominated Mr. Zumbrun for vice, Mr. Shermeyer 2nd.
Unanimous.

Adjournment

Mr. Kunkle adjourned the meeting at approximately 6:18 PM.

The next meeting 1-22-26

Minutes recorded by Nancy Griffin.