



## York Historical Architectural Review Board Meeting Minutes

March 26, 2026, | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Dennis Kunkle, Chair	Sarah O'Brien	Nancy Griffin
Mark Shermeyer	Lauren McLane-Gross	
Craig Zumbrun, Vice Chair	Carlos Santiago	
Blake Gifford	Mark Skehan	

AGENDA ITEM	DISCUSSION	ACTION/RESULT
<b>Welcome and call to order.</b>		<b>Mr. Kunkle called the meeting to order at 6:00 PM.</b>
<b>Changes to the agenda</b>		<b>No Changes.</b>
<b>Minutes of previous meeting</b>		<b>Mr. Zumbrun made a motion to accept Mr. Shermeyer 2<sup>nd</sup>. Unanimous.</b>
<b>Cases</b>	The following case was considered as described below.	

**Case #1 – 35 N. QUEEN ST.**

RESTORATION OF THE BAY WINDOW'S LOWER EXTERIOR APRON. THE PROJECT INVOLVES THE PETRIFICATION OF EXISTING OSB USING HIGH-PERFORMANCE WOOD CONSOLIDATES FOLLOWED BY THE INSTALLATION OF A SECONDARY WATERPROOF MEMBRANE. A NEW "SKIN" CONSISTING OF ½" HIGH-DENSITY CELLULAR PVC PANELS WILL BE APPLIED TO ALL THREE FACES AND THE SOFFIT, FEATURING CUSTOM-FABRICATED ARCHITECTURAL SHADOW-BOX MODLING TO MATCH THE EXISTING HISTORIC FAÇADE. ALL JOINERY MUST BE CHEMICALLY WELDED AND SANDED FOR A SEAMLESS, MONLIGHIE APPEARANCE. FASTENERS SHALL BE 304-GRADE STAINLESS STEEL AND PERIMETER JOINTS MUST BE SEALED WITH A HIGH-STRETCH, SOLAR-REFLECTIVE POLYURETHANE SEALANT (E.G. OSI QUAD MAX). THE FINAL FINISH REQUIRES A THREE-STAGE PROCESS: A HIGH-BOND CHEMICAL PRIMER FOLLOWED BY TWO COATS OF PREMIUM SELF-CLEANING EXTERIOR ACRYLIC LATEX (SHERWIN-WILLIAMS EMERAL RAIN REFRESH OR EQUIVALENT), CUSTOM-MATCHED TO THE EXISTING MAROON BASE AND TAN ACCENT SPECIFICATIONS.

**Discussion:**

The applicant presented a proposal involving repair and stabilization of deteriorated materials. The scope includes:

- Replacement of damaged materials with modern equivalents
- Consolidation/hardening of existing wood using appropriate preservation methods (e.g., epoxy consolidates)
- Final appearance to match historic character

Discussion referenced prior issues in the city where improper methods halted work, emphasizing the importance of correct treatment.

**Action:**

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

**Case #2 – 132 S. GEORGE ST.**

PROVIDE REMOVAL AND DISPOSAL OF EXISTING FRAMING AND CRYVIT. PAINT EXPOSED MASONRY WALL.

**Discussion:**

The applicant (contractor) presented conditions of a deteriorated exterior wall structure:

- Wall is structurally unsound and not properly attached
- area previously boarded; framing has failed
- Existing murals will be removed due to demolition

Proposal:

- Demolish unsafe wall section
- Paint exposed wall surface
- Address coping and structural issues once exposed
- Potential for future mural installation

The building was identified as a **non-contributing modern structure**, likely mid-20th century.

**Action:**

Mr. Shermeyer made a motion to accept the application as submitted (demolition and replacement with modern materials). Mr. Gifford 2<sup>nd</sup>. Unanimous.

**Case #3 – 158 S. PERSHING AVE.**

REPAIR DAMAGED BRICK TO THE CORNER OF THE BUILDING. WE ARE USING HISTORIC RECLAIMED BRICK THAT IS 8.25 INCHES AND CARBONATED LIME MORTAR/HYDRATED LIME MORTAR. THE AREA THAT IS GETTING REPAIRED IS 8.25FT S 3 FT.

**Discussion:**

A representative presented on behalf of the applicant (due to a family emergency).

Project details:

- Damage caused by a vehicle accident
- Corner of building impacted
- Downspout crushed
- Minor masonry damage

Scope of work:

- Repair damaged masonry using salvaged/reclaimed brick matching existing size and type
- Repoint mortar to match existing composition
- Replace damaged downspout

Board discussion confirmed the work constitutes **in-kind repair** using appropriate materials.

**Action:**

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

**Adjournment**

Mr. Kunkle adjourned the meeting at approximately 6:17 PM.

**The next meeting 4-9-26**

Minutes recorded by Nancy Griffin.