



## York Historical Architectural Review Board Meeting Minutes

June 11, 2026, | 101 S George St, York PA 17401

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

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. Gifford made a motion to accept Mr. Kunkle 2<sup>nd</sup>. Mr. Shermeyer was absent last meeting.</b>

**Cases**

The following case was considered as described below.

**Case #1 – 50 W. KING ST.**

REPLACEMENT OF EXISTING FOUR-PANEL DOUBLELEAF WOOD DOORS ON THE BEAVER STREET SIDE OF THE BUILDING. EXISTING DOORS EACH HAVE THREE INSET PANELS AND ONE RAISED PANEL. NEW DOORS WILL BE STEEL WITH FOUR RAISED WOOD PANELS APPLIED TO EACH. NEW PANEL PROFILES WILL MIMIC THE EXISTING. THE REPLACEMENT OF THE DOORS IS DONE DUE TO DETERIORATION OF THE EXISTING DOORS. STEEL DOORS WERE CHOSEN FOR SECURITY. THE NEW DOORS WILL BE AUTOMATED FOR ACCESSIBILITY.

**Discussion:**

The applicant returned with revised plans for replacement entrance doors. Since the previous meeting, the applicant worked with the contractor to develop a compromise design that would provide improved security while maintaining the historic appearance of the building.

Board discussion focused on:

- Retention of the existing transom and framing above the doors.
- Matching the proportions of the existing panel configuration.
- Replicating the existing stile, rail, jamb, and molding profiles.
- Ensuring compatibility with the building's Georgian Revival architectural character.

The Board agreed that final shop drawings should be reviewed by the HARB consultant to verify that the new doors accurately match the existing historic detailing. Shop drawings should show that the applied panels will replicate the dimensions of the existing stiles, rails, jambs, and the existing molding profile.

**Next Steps:**

City Council is on summer break project deemed approved

**Action:**

Ms. O'Brien made a motion to approve with the condition that final shop drawings be submitted to and approved by the HARB consultant, including matching style, rail, jamb, and molding profiles., Mr. Shermeyer 2<sup>nd</sup>.  
Unanimous.

**Case #2 – 35 WEST PHILADELPHIA ST.**

INSTALLATION OF A 30" X 60" MURAL. THE MURAL WILL BE ON THE REAR-FACING ELEVATION OF A C. 2011 SIDE ADDITION TO THE BUILDING. IT WILL BE PAINTED ON POLYTAB MURAL FABRIC, WHICH WILL BE ADHERED TO THE WALL WITH AN ACRYLIC ADHESIVE. THE WALL IT WILL BE INSTALLED ON IS CINDERBLOCK.

**Discussion:**

Representatives from York College presented a proposal to install a mural on a modern cinder block wall located on the rear addition of the building.

Project details:

- Murals are approximately 30 inches wide by 60 inches tall.
- Designed by students and fellowship participants.
- Depicts significant York landmarks and community elements.
- Installation will utilize an adhered mural system applied to the existing cinder block surface.

The Board noted that the mural would be installed on a modern, non-historic cinder block wall and would not impact on historic building fabric.

**Next Steps:**

City Council is on summer break project deemed approved

**Action:**

Mr. Shermeyer made a motion to approve conditioned upon installation on the existing modern cinder block wall in accordance with the consultant's recommendation. Ms. O'Brien 2<sup>nd</sup>. Unanimous.

**Case #3 – 333 E LOCUST ST**

REPLACEMENT OF THREE DETERIORATED WINDOWS IN THE ORIEL ON THE FRONT OF THE BUILDING. THE EXISTING WINDOWS ARE REPLACEMENT VINYL WINDOWS WITH A 1/1 CONFIGURATION. THE PROPOSED REPLACEMENT WINDOWS ARE DOUBLE-HUNG, 1/1, FIBREX COMPOSITE WINDOWS. THE REPLACEMENT WINDOWS WILL BE THE SAME DIMENSIONS AS THE EXISTING.

**Discussion:**

The applicant proposed replacement of three front windows using a composite fiberglass window product.

Project details:

- Existing window jams and surrounding woodwork will be retained.
- Damaged wood components will be repaired with new oak material where necessary.
- Proposed replacement windows are a composite fiberglass product previously approved by HARB.

The Board found the proposed material and installation approach appropriate.

**Next Steps:**

City Council is on summer break project deemed approved

**Action:**

Mr. Gifford made a motion to approve the application as submitted by applicant Mr. Shermeyer 2<sup>nd</sup>. Unanimous.

**Case #4 – 158 S PERSHING AVE. – No Show**

REPLACEMENT OF TWO DAMAGED WINDOWS ON THE SECOND STORY OF THE BUILDING. ONE WINDOW IS LOCATED ON THE LEFT SIDE OF THE ORIEL ON THE FRONT OF THE BUILDING AND THE OTHER ON THE SOUTH SIDE OF THE BUILDING. THE EXISTING WINDOWS ARE HISTORIC WOOD WINDOWS WITH 1/1 CONFIGURATION. THE REPLACEMENT WINDOWS WILL BE THE SAME DIMENSIONS AS THE EXISTING. INFORMATION ON THE MATERIAL AND CONFIGURATION OF THE NEW WINDOWS WAS NOT PROVIDED.

**Discussion:**

The applicant was not present.

The application proposed replacement of front-facing windows with vinyl windows. Board members noted:

- The application lacked sufficient information.
- The applicant did not respond to consultant requests for additional details.
- Existing adjacent windows appeared to remain intact.
- Repair of existing historic windows would be preferred where feasible.

**Motion:** Deny the application because the proposed vinyl replacement windows are inappropriate for the front façade and insufficient information was provided regarding replacement materials and configuration.

The Board noted that the applicant may reapply with:

- Manufacturer specifications,

- Material information,
- Window configuration details,
- Additional documentation supporting replacement rather than repair.

**Next Steps:**

Resubmit revised application.

**Action:**

Ms. O'Brien made a motion to table, Mr. Shermeyer 2<sup>nd</sup>. Unanimous. Motion was withdrawn. Mr. Shermeyer made a motion to deny the application Ms. O'Brien 2<sup>nd</sup>. Unanimous.

**Discussion question by Councilwoman Johnescu for her property.**

A City Council member inquired about replacing existing window grilles and iron railings at a personal residence.

Staff advised that:

- Replacement window grilles may qualify for staff review.
- In-kind replacement of iron railings may also qualify for staff review.
- Final determination would be made upon submission of drawings and specifications.

No action was required.

**Adjournment**

Mr. Kunkle adjourned the meeting at approximately 6:30 PM.

**The next meeting 6-25-26**

Minutes recorded by Nancy Griffin.