



York Historical Architectural Review Board Meeting Minutes

June 25, 2026, | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Dennis Kunkle, Chair Blake Gifford Mark Shermeyer Lauren McLane- Gross Craig Zumbrun, Vice Chair	Carlos Santiago Mark Skehan Sarah O'Brien	Nancy Griffin Becky Zeller
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 – 43 S. PENN ST. – NOT PRESENT

REPLACEMENT OF CORNICE AND FRIEZE TRIM ON FRONT OF BUILDING, REPLICATING CURRENT DESIGN. NEW MATERIAL WILL BE AZEK COMPOSITE THAT MIMICS THE APPEARANCE OF WOOD AND WILL BE PAINTED THE SAME COLOR AS THE EXISTING. REPLACEMENT OF FRONT ASPHALT-SHINGLED MANSARD ROOF WITH GAF TIMBERLINE HDZ FIBERGLASS ASPHALT SHINGLES IN A SIMILAR COLOR TO THE EXISTING.

Discussion:

The applicant was not present. The Board discussed establishing a consistent policy for handling applications when applicants are absent. Because the project involved a minor, in-kind replacement that had been reviewed by the consultant, the Board agreed to consider the application.

The Board approved the application with the condition that smooth (non-woodgrain) AZEK siding be used. Members noted that future absent applicants may be handled differently depending on the circumstances.

Next Steps:

City Council is on summer break project deemed approved

Action:

Mr. Zumbrun made a motion to accept application with condition and Mr. Shermeyer 2nd. Unanimous.

Case #2 – 238 E. POPLAR ST. – Not Present

THE EXISTING MODERN PORCH, CONSTRUCTED OF WOOD WITH METAL RAILING, WILL BE DEMOLISHED. A NEW PORCH, CONSTRUCTED OF PRESSURETREATED WOOD, WILL PROVIDE ACCESS TO THE EXISTING ENTRANCE. TO AVOID OBSTRUCTING THE SIDEWALK, THE PORCH STAIRS WILL RUN PARALLEL TO THE STREET. A STAIR LIFT WILL BE INSTALLED ALONG THE EXTERIOR WALL.

Discussion:

The applicant was not present.

Board members asked questions regarding:

- How the stair lift would be mounted.
- Whether installation would impact the historic structure.
- Whether accessibility could instead be provided from the rear of the property.

Because additional information was needed, the Board voted to table the application.

Next Steps:

Applicant informed application was tabled until July 9th and to please have someone in attendance.

Action:

Mr. Zumbrun made a motion to table, Ms. Gross 2nd. Unanimous.

Case #3 – 316 E. KING ST

CONSTRUCTION OF A 6' X 12' SHED ADJACENT TO THE PARKING AREA AT THE REAR OF THE PROPERTY. SHED WILL BE CLAD IN T1-11 SIDING AND HAVE A SHINGLED ROOF.

Discussion:

The applicant explained:

- The shed would be located at the rear of the property.
- No electrical service was proposed.
- Roof drainage would be directed to a rain garden.
- The structure would only be visible from the alley.

The Board found the proposal compatible with surrounding accessory structure and appropriate for an alley within the historic district.

Next Steps:

City Council is on summer break project deemed approved

Action:

Mr. Gifford made a motion to accept as presented, Mr. Shermeyer 2nd.
Unanimous.

Case #4 – 213 S. PINE ST

REMOVAL OF VINYL SIDING FROM FRONT OF HOUSE AND RESTORATION OF ORIGINAL BRICK FAÇADE. REPLACEMENT OF ORIEL SIDING WITH NEW, VINYL, PLY GEM MASTIC SIDING WITH A WOOD-GRAIN LOOK.

Discussion:

The applicant stated that:

- The intent is to restore as much original historic material as possible.
- Existing cedar shingles on the gable end and wood panels on the oriel window may be restored if they are in good condition behind the existing vinyl siding.
- Vinyl siding would only be used if original materials are too deteriorated to restore.

The Board encouraged:

- Use of composite or other higher-quality substitute materials where feasible.
- Restoration of original wood details whenever possible.

- Replication of wood shakes in an appropriate alternative material, rather than horizontal siding, on the gable end.
- Smooth vinyl rather than wood grain if vinyl becomes necessary, as the wood would have originally been painted.

Next Steps:

City Council is on summer break project deemed approved

Action:

Mr. Gifford made a motion with the following conditions;

- Restoration of original materials where feasible.
- If vinyl siding is used, smooth (non-woodgrain) siding is preferred.
- Applicants are encouraged to investigate composite or other more historically appropriate replacement materials, Ms. Gross 2nd.
Unanimous.

Case #5 – 127 S. BEAVER ST

REPLACEMENT OF VINYL SIDING ON SIDE ORIEL WITH NEW HEARTTECH SUPER POLYMER 4" DUTCHLAP VINYL SIDING. EXISTING SIDING WAS DAMAGED WHEN ORIEL WAS STRUCK BY A TRUCK.

Discussion:

The applicant explained:

- Damage resulted from a vehicle striking the projecting bay.
- Existing vinyl siding would be replaced in kind due to insurance requirements.
- Original decorative corbels would be reinstalled.

The Board acknowledged the limitations imposed by the insurance settlement but encouraged painting the replace siding to better match the historic appearance.

Next Steps:

City Council is on summer break project deemed approved

Action:

Mr. Kunkle made a motion to Mr. Gifford 2nd Unanimous.

Case #6 – 284 W. MARKET ST.

REPLACEMENT OF THREE SECOND FLOOR STEEL FRAME WINDOWS ON THE FRONT OF THE BUILDING WITH MARVIN ALUMINUM-CLAD DOUBLE-HUNG WINDOWS. INSERTION OF EIGHT NEW WINDOW OPENINGS ON THE EAST ELEVATION TO PROVIDE LIGHT TO THE INTERIOR. NEW WINDOWS WILL BE MI DOUBLE-HUNG VINYL WINDOWS. INFILLING OF REAR OPENING WITH SIDING TO MATCH THE EXISTING SIDING. A NEW DOOR WILL BE INSTRUCTED WITHIN THE INFILL.

Discussion:

The applicant explained:

- The new rear window openings would serve new residential units.
- Existing storefront along Market Street would remain unchanged.
- Front steel windows no longer function properly.

The Board discussed preserving the historic appearance of the front façade while allowing modern functionality.

The Board recommended:

- Existing steel windows should be restored if feasible.
- Interior storm windows may be considered.

- If replacement is necessary, windows should closely match the existing appearance of the steel frame windows, using simulated divided lights. Double-hung replacement units would not be appropriate but a fixed unit or a casement may replicate the existing window better.
- Acceptable replacement materials include thermally broken steel, aluminum-clad wood, or similar historically compatible products.
- New rear window openings with new vinyl windows were considered acceptable due to their limited visibility.

The applicant was encouraged to schedule a pre-development meeting with City staff to coordinate Building Code and Fire Code requirements.

Next Steps:

City Council is on summer break project deemed approved

Action:

Mr. Gifford made a motion to approve the application, Mr. Shermeyer 2nd with the condition that the applicant revise the replacement windows to more closely match the appearance of the existing steel frame windows. The HARB consultant can help select an appropriate replacement window. Unanimous.

Staff Approval Review:

Consultant reported approval of the following administrative reviews:

130 South Beaver Street

The kind-in replacement of a modern rear porch/fire escape was approved by the HARB consultant.

29–31 North Beaver Street

Repair of a two-story rear porch. Although the existing porch is historic, many of the original materials and features have been modified. The

proposed work consisted of in-kind replacement of previously altered components and was approved by the HARB consultant.

Staff noted that future meeting packets will continue to include a list of staff approvals for Board information.

Other Business

Staff will contact the applicant for **238 East Poplar Street** to ensure the application is rescheduled for the July meeting.

Staff also explained that projects approved by HARB during the summer recess will proceed administratively since City Council is not meeting until after the recess.

Adjournment

Mr. Kunkle adjourned the meeting at approximately 6:42 PM.

The next meeting 7-9-26

Minutes recorded by Nancy Griffin.