



York Historical Architectural Review Board Meeting Minutes

November 14, 2024, | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Dennis Kunkle, Vice-chair Lauren McLane-Gross Mark Skehan Steven Buffington Blake Gifford	Craig Zumbrun, Chair Mark Shermeyer Lindy Hitzel	Nancy Griffin
AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order.		Mr. Kunkle called the meeting to order at 6:04 PM.
Changes to the agenda		No Changes.
Minutes of previous meeting		Mr. Buffington made a motion to approve Mr. Skehan 2nd. Unanimous.
Cases	The following case were considered as described below.	

Case #1 – 32 W. NORTH ST.

THE PROJECT CONSISTS OF REHABILITATION TO THE EXISTING ANNEX BUILDING AT THE REAR OF THE PROPERTY TO PROVIDE 6 ADDITIONAL EDUCATIONAL CLASSROOMS FOR THE SCHOOL, WHILE ADD A 750SF ADDITION TO ADD 1 EXTRA CALSSROOM (TOTAL OF 7). THE EXISTING BUILDING MASONRY WILL BE CLEANED AND RE-POINTED TO PRESERVE ITS HISTORIC NATURE. THE EXISTING CONCRETE STOOP, DETERIORATED DOOR AND SHED ROOF WILL BE REMOVED. AN EXISTING WINDOW WILL BE RELOCATED (TO AN EXISTING OPENING THAT WAS ONCE BRICKED IN) TO ALLOW FOR A NEW ENTRY DOOR. THIS WILL ALLOW FOR AN ACCESSIBLE ENTRANCE AT THE NEW DOOR LOCATION. A NEW ROOF (TO MATCH THE EXISTING) WILL BE RECONSTRUCTED FOR PROTECTION TO THE ELEMENTS OVER THE NEW ENTRY DOOR LOCATION. A SECONDARY STEEL EGRESS STAIR, WILL BE PROVIDED OUT OF THE SECOND FLOOR OF THE EAST WING AS REQUIRE BY CODE. THE ADDITION MATERIALS ARE EXPLAINED BELOW. THE EXTERIOR MATERIALS FOR THE SMALL CLASSROOM ADDITION VISIBLE FRO CHERRY LANE WILL MATCH THE PREVIOUSLY APPROVED MATERIAL USED ON THE ORIGINAL YARCS PROJECT ON THE FRONT OF THE PROPERTY, LOCATED ON THE CORNER OF W. NORTH STREET AND N. CHERRY LANE SHOWN IN PHOTO 3 OF THE HARB SUBMISSION. THE USE OF THE SAME MATERIALS WILL PROVIDE UNIFORMITY FOR THE BUILDINGS ON THE SITE.

Discussion:

Applicant discussed the project. Making 6 classroom out of the annex with small addition for one classroom. Mr. Kunkle asked for location.

Action.

Mr. Buffington made a motion to approve as submitted, Mr. Gifford 2nd. Unanimous.

Case #2 – 212-218 N. GEORGE ST.

APPLICATION OF EXTERIOR PERFORATED WINDOW VINYL GRAPHICS ON STORE FRONT WINDOWS AND DOOR GLASS. A DETAILED VIEW OF THE GRAPHICS, ALONG

WITH MEASUREMENTS, ARE INCLUDED IN THE ATTACHED PROJECT PROPOSAL DOCUMENT.

Discussion:

Applicant stated new tenant would like graphics on window for privacy. Signage on doors. Medical office. Is reversible. Just heated and applied. Legitimate reason.

Action.

Mr. Skehan made a motion to approve as submitted, Mr. Buffington 2nd. Unanimous.

Case #3 – 130 EAST GAS AVE.

REMOVE AND REPLQACE SHINGLES WITH ASPHALT CERTAINTEED SHINGLES REMOVE (WHAT IS LEFT) PF FASCIA AMD RELACE WITH WHITE ALUMINUM FASCIA.

Discussion:

Property owner on zoom. Contractor present. Contractor stated replacing face board with wrapping with aluminum. Board recommends PVC, composite or exposed. Contractor stated wood is rotten. No asphalt shingles recommend timberline shingles. Asphalt now so would be in-kind. Owner stated this was original roof. Submit change to wrapping. Then do staff review.

Action.

Mr. Buffington made a motion to accept with change being submitted and given to permits office for alternative to wrapping, Mr. Gifford 2nd. Unanimous.

Case #4 – 205 S. GEORGE ST.

REMOVE OSB WOOD FROM FAÇADE OF 2 STORE FRONTS, BORDERING THE COBBLESTONES MAIN ENTRANCE. WE PLAN TO REPLACE THE COMPROMISED WITH A LIKE PVC MATERIAL AND DUPLICATE THE EXISTING DETAILS IN PVC MATERIAL ALSO. THE WORK WILL BE SIMILAR TO WHAT WE DID TO THE SOTRE FRIBT AT 215 S. GEORGE ST. THE REPLACEMENT PVC WILL REMAIN WHITE, LIKE 217 S. GEORGE ST. WE ARE PLANNING TO REPAINT THE MANSONRY AREAS OF THE FAÇADE ON THE GROUND LEVEL, AND REPAINT THE DOORS AND WINDOWS, WHITE (CURRENT COLOR) PM THE 2ND & 3RD FLOORS, VACING S. GEORGE ST. – WE ARE NOT REPLACING

DOORS/WINDOWS. ONLY REPAIR AND PAINT. THIS WORK WILL BE SIMILAR TO THE WORK COMPLETED AT 215 S. GEORGE ST.

Discussion:

Applicant supplied board with additional pictures. Cobblestone entrance. Upper section masonry. Just looking to redo wood area. Repaint doors and windows. OSB currently on there. Going to use PVC. Did the same on 215. Replace in-kind wood. Use wood grain side.

Action.

Mr. Skehan made a motion to approve application as submitted, Mr. Buffington 2nd. Unanimous.

Case #5 – 118 S. PERSHING AVE.

REPAIR THE FOLLOWING ITEMS: ROOF SHINGLES ON FRONT OF HOME, REPAIR/REPLACE ROTTED WOOD TRIM ON 2ND FLOOR WINDOW, REPAIR/REPLACE ROTTED SOFFIT ON FRONT OF HOUSE, REPAIR ROTTED 3RD FLOOR WINDOW TRIM AND REPAINT SURFACES AS NEEDED. REPLACE OLD SLATE SHINGLES WITH ARCHITECTURAL ASPHALT SHINGLES. PAINT SURFACES THAT NEED NEW PAINT. *WILL REPAIR SLATED IF POSSIBLE. WE WOULD GREATLY APPRECIATE THE LATITUDE TO REPLACE THE FRONT SLATE WITH THE ARCHITECTURAL SHINGLES THAT ARE SEEN ON OTHER PROPERTIES IN THE AREA. THE TENANT THERE IS A VETERAN AND WE ARE PROUD TO HAVE HIM THERE AND WANT TO MAKE THE REPAIRS AS SOON AS POSSIBLE.

Discussion:

Applicant has VA in there and trying to clean up everything. Timberline is ok to use if not repairable. Dental mold is salvable going to replicate if missing. No wrapping. Wood and paint.

Action.

Mr. Gifford made a motion to approve as submitted, Mr. Skehan 2nd. Unanimous.

Case #6 – 369-371 E. MARKET ST.-No Show

FASCIA AND SOFFIT BOARDS SCRAPE, REPAIR, AND PAINT TO ORIGINAL DESIGN AND COLOR.

Discussion:

Action.

Mr. Buffington made a motion to table, Mr. Skehan 2nd. Unanimous.

Case #7 – 121 N. PERSHING AVE.

SIGN #1: EXISTING MONUMENT SIGNAGE LOCATED ON THE LANDING TO THE BUILDING AT THE NORTH PERSHING AVENUE MAIN ENTRY, PROPOSED TO BE RAISED APPROXIMATELY 36". AN OPEN MESH INFILL WILL BE INCLUDED OVER THE BASE SUPPORTS. EXTERIOR LED PERIMETER LIGHTING WILL BE ADDED TO THE EXISTING PERIMETER CHANNEL FRAMING ON BOTH SIDES OF THE SIGN, TO LIGHT THE EXTERIOR FACE OF THE ACRYLIC. A CUT SHEET OF THE LIGHT FIXTURE IS ATTACHED. THE EXISTING HANDRAIL WILL REMAIN. THE SIGN PANELS ARE 47" H X 76" W, EQUALLING 24.80 S.F. SIGN #2: A TOW SIDED DIRECTIONAL SIGN IS PROPOSED FOR THE INTERSECTION OF THE BUILDING PARKING LOT AND WEST GAY AVENUE. CLEAR COMMUNICATION FOR USE OF THE PARKING LOT AND ACCESS ROAD ARE REQUESTED BY THE OWNER TO PROMOTE THE SAFETY OF THEIR PATRONS. THE PROPOSED SIGN IS 21.125" H X 36" W, EQUALLING 6.78 S.F. THE SIGN, PREVIOUSLY APPROVED THROUGH THE LAND DEVELOPMENT PROCESS, IS BEING MOVED TO THE WEST SIDE OF THE DRIVEWAY TO IMPROVE VISIBILITY.

Discussion:

Applicant stated this is for the steam plant-history center. Proposing an existing sign be raised above handrail so it is more visible. Back parking lot for directional signage to history center. No illumination. Lighting for main sign is channel lighting LED. One channel facing out one facing in. Not internally lit.

Action.

Mr. Buffington made a motion to approve as submitted, Mr. Gifford 2nd. Unanimous.

Stephen Teachout – discussion on plan for bank building in square. Pictures included.

Discussion- Mr. Teachout described windows. Wants to put a restaurant in but very pricey. But now wants to

put their restaurant runway 9. Trying to open windows. Put glass cube in place of current vestibule making it better. Can't really see the stain glass from the street. It is recessed. Baker building in rear. Extent of demolition is too excessive. Try to preserve historic building. Will submit an actual HARB application when ready to make changes. Owner is open to different suggestions. Once ready to start arrange for board to visit the site. Different vehicles for different seasons.

Adjournment and next meeting

Mr. Kunkle adjourned the meeting at approximately 7:07 PM.

The next meeting is scheduled for December 12, 2024.

Minutes recorded by Nancy Griffin.