



**York Historical Architectural Review Board Meeting Minutes**

July 24, 2025, | 101 S George St, York PA 17401

**MEMBERS  
PRESENT**

Dennis Kunkle, Chair  
Blake Gifford  
Craig Zumbrun, Vice  
Chair  
Mark Skehan

**MEMBERS ABSENT**

Sarah O'Brien  
Mark Shermeyer  
Lauren McLane-Gross

**STAFF PRESENT**

Nancy Griffin

**AGENDA ITEM**

**DISCUSSION**

**ACTION/RESULT**

**Welcome and call  
to order.**

**Mr. Kunkle called the  
meeting to order at  
5:59 PM.**

**Changes to the  
agenda**

**No Changes.**

**Minutes of  
previous meeting**

**Mr. Skehan made a  
motion to approve Mr.  
Gifford 2<sup>nd</sup>.  
Unanimous.**

**Cases**

The following case  
was considered as  
described below.

**Case #1 – 7 W. PHILADELPHIA ST.**

REPLACE SOFFIT LEDGE ROOF WITH ½" HIGH DENSITY  
BOARD AND EPDM APPROXIMATELY 2 FT X 40 FT. REPAIR  
ROTTEN/DAMAGED WOOD AND INSTALL NEW CORBELS

WHERE MISSING. APPROXIMATELY 8 TO MATCH EXISTING.  
PAINT REPAIR AREAS TO MATCH EXISTING

**Discussion:**

Steve from Royal Square stated we are planning to replace there's some missing corbels, so we're making corbels. We have one to make it bold like what is there.

So, we'll make a new one, there are 6 or 7 missing. The board asked if there were any castings. Steve stated it's like a urethane product. I have a picture of one that we did. That's what we're we have one of them, I guess someone had one. So, it's made from a cast smoother. Its resin based. Yeah, it's a two-part product. It's kind of fun now that the companies that aren't. So that's nice. You can talk to somebody and get a lot of information available. Yep, so permutable.

You can put different colors into the bowl, but into the product as you mix it up. So that's what I chose based off color chart. It's not exactly the one that's going to paint it to match what's there in, so presumably a lot less than the existing portals. And it's got like new information on there. It's got a pretty good PSI, and it secured like 3 thousand 35126. It's a good product.

So that's part of what we are doing. The other some of the issues we believe that's causing these corbels to fail. If that's the correct term above, it is just narrow like 2 foot wide. That's started to deteriorate some of the roughing roof in there. The number place that roofing and redo the roof training. The water is getting in. Then the one spot where the one roof drain was causing some issues. There was a section directly below that roof drain. We're going to dig into the windows and do some wood repair there, but everything will be placed to match existing protocols. That's the plan. The most part give your molds to sunrise.

**Action:**

*Mr. Skehan made a motion, to accept the proposal as submitted. Mr. Zumbrun 2nd So moved and seconded.*

**Case #2 – 140 ROOSEVELT AVE.**

SEEKING INFORMATION NOT READY TO ACTUALLY DO PROJECT.

**Discussion:**

Our next case for discussing only 140 Roosevelt Ave. My name is Robin Rohrbaugh. I am the President and CEO of Trinity Progress Council. We are in the due diligence phase of potentially purchasing 140 Roosevelt Ave.

**Community Progress Council currently operates several facilities in York City and we are looking to consolidate operations from three of our buildings into one location at 140 Roosevelt Ave.**

**For those of you who may not be familiar, Community Progress Council is a Community Action agency established to fight poverty. We've been in York County for 60 years and our mission is to move people from poverty to financial self-sufficiency. Last year, we served about 14,000 people. We are York County's largest provider of services to low-income families with children under the age of five. And love to have you on September 25th, we're having on 1st self-sufficiency ceremony where we will recognize families that we have helped move to self-sufficiency.**

**Our reason for wanting to consolidate operations is because we want to be more user friendly to the families we serve. We know that when you combine services and address multiple factors in a person's life that are causing them to struggle with financial self-sufficiency, when you combine services and deliver them. In combination what we see is that people make progress faster. They move towards self-sufficiency. Lots of nonprofits in York County address issues of poverty. One issue at a time. So, they might be a housing organization or a food distribution organization, or many other kinds of services like Community Progress Council.**

**We can serve the person with a coach who helps them to move through all the services, collaborates and coordinates those services with them. We have HUD certified housing counselors, three of them in our organization. They deliver housing, counseling, rent assistance, and rental counseling. Foreclosure mitigation, budget counseling services, credit repair as well. We have early childhood education. We serve hundreds of children in our head. Start early, head start pre-K programs. We deliver WIC, which is a supplemental Nutrition Program survey of approximately 9000 adults and children annually. With supplemental nutrition programs and we also have housing with coaching and early childhood education. Obviously, if we don't deliver it, we will connect people to those services out in the Community. So, this is our effort to get everything under one roof in York City.**

**Mr. Kunkle asked where exactly 140 is. It's the current economic alliance building. Manufacturing building. It's right across from Roosevelt Tavern. Hardware. Yes, that we're right in front of. Blair Lehman so, in reference to what Robin is saying, thank you Robin for explaining it very well there. The need for the integrated services is very crucial and in doing so, even with perch, getting this larger property, we're looking to build an addition on top. In the packet we provided for you is a schematic floor plan that each city further developed in proceeding with this design, but it outlines the storage spaces, the mixed-use with offices,**

educational facilities and kitchen multi-purpose gathering groups. And then, like I said, education on the 2nd floor and that would be the addition portion in the middle that I know hard would be more focused on just getting some sight and making sure. With what you feel is fit for York City as a whole and then on top of that second floor, we're proposing a rooftop playground area that I'll guide you through here as we work through the four plans.

Mr. Gifford asked, "so when you say add-on, you're talking about elevating the height of the building, correct? Our intent here. Existing facade instructor as is right now to maintain those profiles and extra lines that are part of their it would bring point and work on that existing correct to maintain its structure and integrity as it is today and then our proposal for this addition portion is to provide. Structural support down. Through that existing structure. And instead, those facade lines approximately somewhere between 5:00 to 10 feet. So, they're receded from that original brick facade and go up for that additional square footage that we're looking to seek and add to the building for the bathroom setting, and then an additional square footage would be set in for that fencing you see on the rendering that is. Including the top playground. There is screening both for safety and protection. Children and then also just visually we don't want to draw attention to that space from the perspective of. Yeah, bear in mind this is a little bit of a discussion, correct? Yes, I assume your plan just come back and let you get. At which point in time, I would suggest that you have some pictures. That's a big complex. And there are a lot of postal addresses. That refers to buildings that are not residential. Philadelphia St, there's depth to the property.

What's the theme here is the building inspect from the parking lot and then there's a A1 story building in front of what is now the Park Orange Office that you're seeing on the rendering to the left. City Health Center is part of the purchase. So that would pretty much be no scope of work, just maintaining what's there. So what you're seeing is essentially from that red light, that perspective, OK, straight on through the building.

Nancy Griffin 14 minutes 34 seconds

Philadelphia St.

Nancy Griffin 14 minutes 35 seconds

Roosevelt Ave. Penn St. is to the South and Hartley Park to the left, but the parcel we're talking about to not extend the heart lane. They stop at new car park office, OK?

Have you given any consideration to what the material for your addition will be? Yes, right now, we are thinking it would be a mix of aluminum glass storefront window system with architectural metal panels, but insulated metal panels with a nice smooth finish for it. Very contradicting to what is on the facade currently with the historic brick. So that way there's a pure contrast between the new edition and the existing. So, we really brought

that character that's already there and we thought we would take away from that. That's a matter of perspective, correct? I agree. I appreciate you been at the schematic level when you guys are doing the offset for the 2nd floor addition facade. You're thinking about which is good. Mr. Gifford; it's the personal architect's opinion. I'm not crazy about the metal panel, but it is. It does create a contrast. I think metal panels are used quite often in a lot of modern construction, particularly with new construction in York City, the multicolored stripes and all that stuff. Not crazy about it, but.

If there is a way to, you know, explore the early days. But if there is a way for you to explore color scheme, that would be reflective of some industrial metals, maybe not just silver maybe. It does some warmer stuff.

Ms. Blair: it might be worth thinking to explore some of those things and you guys are obviously professional. And the last question here, there is an example of something similar that's been done downtown as well with the redevelopment. Attract too much attention to the addition and taking any attention away from the historic part of the structure is what we're looking for but the more modern the Roosevelt facing facade, I think is the only real modern portion of the building, at least from what I can.

Yeah, so, so a lot of that has to be built, right, reflected the original architecture. But those buildings, the York International buildings had originally extended right to the corner of Roosevelt Philadelphia.

Now I know it's the initial will come back again as well, but overall, if I'm understanding correctly, I'm happy to clarify you appreciate the resets of the addition and the sensing for the playgrounds and so we'll get to different color schemes and potentially a different product explores when. It's come time different technologies and seeing what we can. A significant new lighting plan. Outside of the typical just safety, we all have purposes. maybe some new responses, but we would keep within that historic nature on the original building and not draw attention to it. It's simply going to light the playground from the top. That would only be operational during daylight hours and in good weather, so we wouldn't need to afterhours that that facility up there is only used classroom setting. They most likely would be out the door no later than 6:00 PM. There wouldn't be a need or desire to light up. Mr. Kunkle asked about signage. Are you anticipating any signage at this point or not? We did not discuss it that far, but I anticipate some directional signage and then a new just welcoming sign to indicate what the space is 624 to again meeting with Robin's, like inviting Community feel. We want the Community to know where the building is. And what its purpose is so we could be any progress test.

And I'll just point out all that will need to come back in front of us. Oh, absolutely understood. I think our and thank you for meeting with us here at this early stage. Our goal during this due diligence process is to really make sure you're OK with the over build that second floor and background. But at least during the villages, we want to make sure that you're open to that second floor and that rooftop playground.

Joe Mula, we can proceed with purchasing the property and then developing more detailed architectural drawings. I mean, we certainly will share works, configure play structure on the top. And all those things that are completed for it, those are, you know, there was no chance of climbing and falling out and really. Sorry, my other clarification on the playground. That's a huge piece for us for a security and safety standpoint. Also, Community Progress Council has invested a lot of money in playground equipment to constant vandalism of, so it's always a challenge. But we're not talking about teenagers or even 10-year-olds playing basketball. It's kids that are fairly old enough to walk, so there will be playground equipment there, but we need that. That's a requirement of the federal government and other jurisdictions. We must have a playground space and we felt that was the safest place to locate it. And looking at the property lines and how that partial plays out, just curious what are you going to use as? The background area. What we're looking at now is we'll have a brand-new roof structure. And then on top of that level pedestal system pavers and then on top of the pavers will be like a, a rubberized product element, but there will be some breathing space between that and the actual EPDM or assembly. And how are you picturing the fence sitting up there? Just a black bar, aluminum type stuff or what? Do you? What do you think? So, we were thinking if it's a refinish, but we know I don't think it's black bar. We did talk about that, but every like you said, everybody does that. We want something that is, that's a little bit more playful and for the kids because it's set back and we're still working with fence line to make sure eight-to-10-foot fence height. I don't think it's going to be too visible from the public way.

We're not increasing the roof area. So, we're going to use the existing roof trimming locations that are under the concrete slab currently. And we'll be able to take it down into the system as it does now. They'll have the capacity for all evidence that they get the service area. The roof basically stays the same.

The people at 140 now, like your County economic alliance, etc. Will they stay? They will be moving eventually. They're doing research right now.

Mr. Zumbrun, out of curiosity, what are you guys doing with the old school on College Ave.? Ms. Lehman we will sell. We will not be able to afford to keep it. It would make amazing affordable housing. Sure building, so I hope that's what happens when schools convert to apartments. All that sounds cool. Yeah, we've and the rooms are big.

**Adjournment**

Mr. Kunkle adjourned the meeting at approximately 6:28 PM.

**The next meeting 8-14-25**

Minutes recorded by Nancy Griffin.