



## **York City Historical Architectural Review Board Agenda**

Thursday, December 11, 2025, | 6:00 PM

City Council Chambers | 101 S George St, York, PA 17401

1. Call to order.
2. Roll call (Kunkle, Skehan, Zumbrun, Shermeyer, McLane-Gross, Gifford, O'Brien, Santiago)
3. Minutes of the previous meeting – November 13, 2025
4. Unfinished business
5. New business

### **413, 417, 423 W. MARKET ST.**

THE EXISTING BUILDINGS ROOF AND CONDITION ARE IN NEED OF REPAIR. THERE IS ONE METAL ROOF WITH MANY PATCHES TO STOP LEAKS. I PROPOSE TO DORMER EACH ROOF ADDING A FULL 3<sup>RD</sup> FLOOR TO THE EXISTING BUILDINGS AND BRING THE 2 MIDDLE BUILDINGS EVEN WITH THE BRICK BUILDING TO GIVE A BETTER FAÇADE TO THE NEIGHBORHOOD. ADDED LIGHTING IN OVER THE DOORWAYS TO SOFTEN THE AREA. BEFORE AND AFTER PICTURES OF THE FACE OF THE BUILDING WILL GIVE A BETTER LOOK INTO WHAT THIS SECTION NEEDS TO BE BROUGHT UP MODERN AND ELEGANT. PLAN DETAILS FOR THE NEW LAYOUT AFTER THE COMPLETION OF THE WORK TO THE BUILDINGS.

*Mr. Shermeyer made a motion to table the application pending City Planning and Zoning review and submission of final permit drawings, with the Board expressing support for the concept of adding shed dormers and use of one-over-one Crystal PVC window, Mr. Skehan 2<sup>nd</sup>. Unanimous.*

### **9 E. PHILADELPHIA ST. (15 E. PHILADELPHIA ST.)**

ALTHOUGH HARB APPROVED THE PROJECT, THEY WANTED ME TO RETURN TO FINALIZE THE COLOR SCHEME.

### **308 S. GEORGE ST.**

RESTORE EXISTING VACANT CONDEMNED SINGLE-FAMILY DWELLING. INSTALL HARB COMPLIANT DOORS AND WINDOWS.

### **252 E. PRINCESS ST.**

WE ARE REPAIRING/REBUILDING 252 E. PRINCESS ST BALCONY LOCATED ON THE SIDE OF THE BUILDING REBUILDING/REPLACING INKIND AS IS THE PORCHES WERE DAMAGED IN A FIRE ON OCTOBER 23, 2025 IN REPLACING/REBUILDING AS IS 6X6, 4X4

PT POSTS WILL BE USED 5 ¼ DECK 2X 10 FOR JOIST 23X4'S FOR RAILING AGAIN EVERYTHING WILL BE PT MATERIALS I MAY SOME CONCRETE ALSO EVERYTHING WILL BE UPDATED TO MEET CODE SUCH HANGERS, BOLTS, SIMPSON BRACKETS.

### **138 E. MARKET ST.**

THE BUILDING LOCATED AT 138 E MARKET STREET WAS BUILT IN 1910 AND HAS BEEN HOME TO VARIOUS USES OVER THE CENTURY. MOST CURRENTLY THE BUILDING

WAS OCCUPIED BY A LAW FIRM. Its PREVIOUS OWNERSHIP HAS BEEN BY VARIOUS RELIGIOUS ORGANIZATIONS, BUSINESSES FOR OFFICE USE, AND ALSO SERVED AS A VFW. IT IS CONSTRUCTED FROM A STONE FOUNDATION, MULTI-WYTHE BRICK EXTERIOR WALLS WITH WOOD FRAMED INTERIORS, AND HAS SEVERAL WOOD FRAMED ADDITIONS TO THE REAR AND SIDE OF THE BUILDING.

### **SCOPE OF WORK:**

WINDOW REPLACEMENT: THE EXISTING BUILDING CONSISTS OF WOOD AND VINYL SINGLE HUNG WINDOW UNITS ON THE FIRST, SECOND, AND THIRD FLOORS, ALONG WITH A

WOODEN STOREFRONT SYSTEM ON THE FIRST FLOOR ALONG MARKET STREET. ALL WINDOWS TO THE REAR OF THE STRUCTURE SHALL BE REPLACED WITH SINGLE HUNG VINYL

PELLA WINDOWS TO MATCH EXISTING STYLES AND SIZES. ON THE FRONT OF THE BUILDING ALONG MARKET STREET, THE SECOND AND THIRD FLOOR WOOD WINDOWS SHALL

BE REPLACED WITH ALUMINUM CLAD WOOD PELLA RESERVE WINDOWS TO MATCH THE EXISTING SIZES AND SITE LINES. FOR THESE EIGHT (8) UNITS, THE WOOD WINDOW

SILLS AND HEADS SHALL BE REPAIRED OR REPLACED, IN KIND, AS REQUIRED TO MATCH THE EXISTING DIMENSIONS. THE EXISTING ALUMINUM STOREFRONT SHALL REMAIN

AND BE REPAIRED AS REQUIRED TO ENSURE A WEATHER TIGHT SEAL. THREE (3) WINDOWS TO THE REAR OF THE BUILDING ON THE WEST SIDE OF THE FAÇADE ARE TO BE

REMOVED AND INFILLED WITH NEW VINYL SIDING ON THE EXTERIOR. (SEE PHOTOS A, D, E, G, H)

CORNICE AND TRIM: THE EXISTING BUILDING FAÇADE HAS TWO WOODEN CORNICES WHICH SHALL BE REPAIRED IN KIND TO MATCH THE EXISTING CONSTRUCTION. EACH

CORNICE SHALL BE PAINTED ONCE REPAIRED. THE EXISTING WINDOWS HAVE WOODEN TRIM AT THE HEAD AND SILL WHICH SHOULD BE REPAIRED OR REPLACED, IN KIND,

AS REQUIRED. AT THE EXISTING VESTIBULE ENTRY, THE WOOD TRIM SHALL BE REPAIRED OR REPLACED, IN KIND, TO MATCH THE EXISTING CONDITIONS AND DIMENSIONS.

THIS TRIM SHALL BE PAINTED. (SEE PHOTOS B, D, E)

DOOR REPLACEMENT: THE EXISTING MAIN ENTRY DOOR FROM THE MARKET STREET SIDE IS A FULL LITE WOOD DOOR. THIS DOOR SHALL REMAIN AND BE REPAIRED AS

REQUIRED AND RECEIVE A NEW PAINT FINISH. ADJACENT TO THE MAIN MARKET STREET ENTRANCE, IS AN EXISTING DOOR TO THE BASEMENT. THIS DOOR SHALL BE

REPLACED WITH A NEW INSULATED METAL DOOR TO MATCH THE NEW COLOR OF THE EXISTING DOOR AND TRIM. THE EXISTING METAL DOOR TO THE REAR OF THE STRUCTURE

SHALL BE REPLACED WITH A NEW INSULATED METAL DOOR. EXISTING DOORS ON THE SECOND AND THIRD FLOOR NOT VISIBLE FROM THE EXTERIOR SHALL BE REPLACED WITH

INSULATED METAL DOORS. (SEE PHOTOS C, E, G, H)

VINYL SIDING REPLACEMENT: THE EXISTING FAÇADE TO THE REAR OF THE BUILDING IS CLAD WITH VINYL SIDING ON THE UPPER TWO FLOORS, WHILE THE FAÇADE AT GRADE

IS PAINTED CONCRETE BLOCK. THIS SIDING AT THE UPPER FLOORS SHALL BE REMOVED TO THE EXISTING SHEATHING. A NEW LAYER OF CONTINUOUS INSULATION SHALL BE

INSTALLED WITH NEW VINYL SIDING OVER TOP. THE NEW VINYL SIDING WILL HAVE A 4" PROFILE REVEAL. THE EXISTING CONCRETE BLOCK SHALL BE REPAINTED TO MATCH

THE UPPER FLOOR SIDING COLOR. ALL NEW SIDING SHALL REMAIN NEUTRAL IN COLOR. (SEE PHOTOS G, H)

EXTERIOR RAMP: AT THE REAR OF THE BUILDING, THERE IS AN EXISTING NON-COMPLIANT RAMP FROM THE PARKING LOT TO THE REAR ENTRY DOOR. THIS RAMP SHALL BE

REMOVED AT DIRECTION OF THE CITY, FOR A NEW ADA-COMPLIANT RAMP TO BE INSTALLED. NEW GUARD AND HANDRAILS SHALL BE PROVIDED TO MEET ADA

REQUIREMENTS. AS PART OF THE NEW RAMP WORK, THE EXISTING CANOPY SHALL BE REMOVED AS IT'S CONDITION IS BEYOND REPAIR. A NEW CANOPY WILL BE INSTALLED

SIMILAR TO THE EXISTING. (SEE PHOTO J)

ENTRY VESTIBULE TILE: THE EXISTING MARKET STREET ENTRYWAY VESTIBULE TILE SHALL BE CLEANED AND REPAIRED AS REQUIRED WITH MATERIAL TO MATCH THE EXISTING

CONSTRUCTION TYPE, COLOR, AND FINISH. (SEE PHOTO C)

EXTERIOR SIGNAGE: THE STOREFRONT ALONG MARKET STREET SHALL RECEIVE NEW SIGNAGE APPLIED TO GLAZING. THERE WILL BE NEW SIGNAGE ABOVE AND BESIDE THE EXISTING VESTIBULE ENTRY. NO NEW SIGNAGE SHALL BE ILLUMINATED ON THE BUILDING

**408 W. MARKET ST. – PRELIMINARY REVIEW ONLY**

ADJOURNMENT

