



**York Historical Architectural Review Board Meeting Minutes**

February 12, 2026, | 101 S George St, York PA 17401

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>
Dennis Kunkle, Chair Mark Shermeyer Craig Zumbrun, Vice Chair Mark Skehan Blake Gifford	Sarah O'Brien Lauren McLane-Gross Carlos Santiago	Nancy Griffin
<b>AGENDA ITEM</b>	<b>DISCUSSION</b>	<b>ACTION/RESULT</b>
<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. Skehan made a motion to accept Mr. Shermeyer 2<sup>nd</sup>. Unanimous. Spelling correction Mr. Skehan will give to me.</b>
<b>Cases</b>	The following case was considered as described below.	

### **Case #1 – 518 S. GEORGE ST**

THE PROJECT INVOLVES REPAIRING, RECONSTRUCTING, AND SLIGHTLY MODIFYING THE LAYOUT OF AN EXISTING STAIR TOWER AT 518 S. GEORGE ST. THE STAIR TOWER SITS IN AN ALLEYWAY BETWEEN 518 S. GEORGE ST. AND THE ADJACENT PROPERTY. THE STAIR TOWER PROVIDES ACCESS TO MULTIPLE UNITS IN THE BUILDING. CRIPUS ATTUCKS HAS RECEIVED A LETTER FROM THE CITY ENGINEER DETAILING THE CONDITION OF THE STAIR TOWER WITH A RECOMMENDATION TO LIMIT THE USE TO ONLY THE FIRST AND SECOND LEVELS DUE TO THE FAILURE OF THE STRUCTURAL SUPPORT SYSTEM DUE TO DAMAGE AND ROT.

#### **Discussion:**

The applicant presented structural concerns regarding a three-story stair tower and deck system. The City Engineer had previously inspected the property and identified deterioration and structural failures requiring portions to be closed off. The proposal involves reconstructing damaged components in kind, replacing compromised materials, improving drainage by pulling the deck back from the covered area, and reconstructing the front railing. No exterior design changes are proposed beyond in-kind replacement of visible elements.

Only the front railing is visible from the public right-of-way; other work is largely not visible.

#### **Action:**

*Mr. Skehan made a motion to approve as amended in-kind reconstruction of the front railing and associated structural repairs visible from South George Street., Mr. Shermeyer 2nd front railing visible from S. George St. Unanimous.*

**Case #2 – 476 W. PHILADELPHIA ST. - ZOOM**

THE PROPERTY IS AN EXISTING HISTORIC RESIDENTIAL STRUCTURE WITH A PITCHED ROOF CURRENTLY CLAD IN ASPHALT SHINGLES. THE PROPOSED WORK CONSISTS OF INSTALLING A ROOF-MOUNTED PHOTOVOLTAIC SOLAR SYSTEM WITH THIRTY (30) PANELS TOTALING APPROXIMATELY 12.450Kw (DC) MOUNTED FLUSH TO THE EXISTING ROOF PLANE. THE PANELS WILL FOLLOW THE ROOF'S SLOPE AND ORIENTATION AND WILL BE INSTALLED USING A LOW-PROFILE RACKING SYSTEM DESIGNED TO MINIMIZE VISUAL IMPACT. THE INSTALLATION METHOD IS INTENDED TO PRESERVE THE HISTORIC CHARACTER OF THE STRUCTURE WHILE MAINTAINING COMPATIBILITY WITH SURROUNDING PROPERTIES WITHIN THE DESIGNATED HISTORIC DISTRICT. ALL MOUNTING HARDWARE WILL BE SECURELY FLASHED TO PROTECT EXISTING ROOF MATERIALS, NO HISTORIC FEATURES WILL BE ALTERED, AND THE INSTALLATION IS FULLY REVERSIBLE WITHOUT CHANGING HEIGHT, FOOTPRINT, OR USE.

**Discussion:**

Applicant proposed roofing work on the rear of the property. Discussion focused on visibility from public streets and placement of roof elements. It was determined that while visibility is limited, the work is located on the rear elevation and does not adversely impact historic character. Roof elements will be mounted above the finished roof surface per code.

**Action:**

*Mr. Gifford made a motion to accept the application as submitted, Mr. Shermeyer 2<sup>nd</sup>. Unanimous.*

**Case #3 – 221 W. PHILADELPHIA ST.**

THE NEW OWNER OF SUITE 1WBc WHICH IS LOCATED IN THE FIRST FLOOR OF THE WEST BUILDING OF THE SUSQUEHANNA COMMERCE CENTER WOULD LIKE TO INSTALL A NEW ENTRY

DOOR TO THEIR SUITE WHICH WOULD EXIT THE BUILDING ONTO GRANT ST. THE DOOR WOULD BE AN ALUMINUM STOREFRONT WITH A SIDE LITE AND INSTALLED IN PLACE OF ONE OF THE WINDOWS OF THE BUILDING. PLEASE SEE THE ATTACHED BLUEPRINT WHICH SHOWS HOW THE DOOR WOULD BE INSTALLED TO MEET ALL CODE REQUIREMENTS

**Discussion:**

Request to install a secondary exterior entrance on the Grant Street side by converting an existing window opening into an aluminum storefront-style door. The entrance will serve employees and visitors; the primary accessible entrance remains at the front. The building is non-contributing and modern in character.

**Action:**

*Mr. Shermeyer made a motion to accept the application as submitted, Mr. Skehan 2<sup>nd</sup>. Unanimous.*

**Adjournment**

Mr. Kunkle adjourned the meeting at approximately 6:20 PM.

**The next meeting 2-26-26**

Minutes recorded by Nancy Griffin.