



## York City Historical Architectural Review Board Agenda

Thursday, May 28, 2026, | 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 – May 14, 2026
4. Unfinished business
5. New business

### **370 E. MARKET ST. - VOTE ONLY – HELD OVER FROM 5-14 DID NOT HAVE QUORUM**

REPLACEMENT OF TWO EXISTING WOOD DOORS AND TRANSOMS ON THE REAR OF THE PROPERTY. THE DOORS WILL BE REPLACED WITH ANDERSEN ENSEMBLE SERIES DOORS WITH TWO LOWER PANELS AND A SINGLE GLASS LITE ABOVE. THE TRANSOMS WILL BE REPLACED WITH AN ENSEMBLE SERIES SINGLE LITE TRANSOM. THE REPLACEMENT DOORS AND TRANSOMS MATCH THE GENERAL DIMENSIONS OF THE EXISTING.

### **152-156 N. GEORGE ST. - VOTE ONLY – HELD OVER FROM 5-14 DID NOT HAVE QUORUM**

THE PROPOSED PROJECT INVOLVES EXTERIOR REPAIRS AND ALTERATIONS TO CONVERT 152-156 N GEORGE STREET FROM OFFICE SPACE TO MULTIFAMILY HOUSING. WORK INCLUDES REMOVAL OF THE EXISTING METAL SIDING ON THE NORTH ELEVATION, REPAIR AND REPOINTING OF THE UNDERLYING BRICK MASONRY, AND REPAIR AND REPOINTING OF DAMAGED BRICK AREAS NEAR WINDOWSILLS AND HEADS. THE EXISTING OVERHEAD DOOR ON THE WEST ELEVATION WILL BE REMOVED. THE OPENING WILL BE INFILLED WITH CMU AND SALVAGED METAL SIDING FROM THE NORTH ELEVATION. A NEW ADA-COMPLIANT RAMP WILL BE CONSTRUCTED ON THE SOUTH ELEVATION WITHIN THE COURTYARD ADJACENT TO THE VALENCIA. THREE NEW WINDOW OPENINGS WILL BE ADDED AT THE FIRST LEVEL OF THE NORTH ELEVATION. THE

PROPOSED WINDOWS WILL BE SINGLE-LITE ALUMINUM-FRAME WINDOWS DESIGNED TO MATCH THE EXISTING WINDOWS ON THE REMAINDER OF THE BUILDING. NEW HVAC EQUIPMENT WILL BE INSTALLED ON THE THREE-STORY CA. 1925 PORTION OF THE BUILDING AND THE TWO-STORY 1948 REAR ADDITION. THE NEW EQUIPMENT WILL REPLACE EXISTING CONDENSERS IN THE SAME GENERAL LOCATIONS AND WILL BE MINIMALLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. THE EXISTING HISTORIC ENTRANCES ALONG NORTH GEORGE STREET, INCLUDING THE HISTORIC LEADED TRANSOM, WILL BE RETAINED WITHOUT ALTERATION. THE PROJECT IS UTILIZING BOTH LOW, INCOME, HOUSING TAX CREDITS AND HISTORIC TAX CREDITS AND IS CURRENTLY UNDER REVIEW BY THE NATIONAL PARK SERVICE.

**301 E. PHILADELPHIA ST. - VOTE ONLY – HELD OVER FROM 5-14 DID NOT HAVE QUORUM**

THE PROJECT CONSISTS OF THE EXTERIOR RESTORATION OF THE BUILDING, INCLUDING THE REPLACEMENT OF MOST EXISTING WINDOWS WITH NEW MARVIN ALUMINUMCLAD WINDOWS, MASONRY CLEANING, BRICK REPAIR AND REPOINTING, CONCRETE SILL PATCHING, EXTERIOR PAINTING, AND THE REPLACEMENT OF ONE MODERN EXTERIOR DOOR. AN ALTERNATE SCOPE OF WORK INCLUDES REPLACEMENT OF THE EXISTING ASPHALT SHINGLE ROOF WITH A NEW ASPHALT SHINGLE ROOF, ALONG WITH NEW GUTTERS AND DOWNSPOUTS. THIS WORK WILL BE COMPLETED IF THE PROJECT BUDGET ALLOWS.

**NEW:**

**253 W. PHILADELPHIA ST.**

REPLACEMENT OF THREE SECOND FLOOR WINDOWS ON THE FRONT OF THE BUILDING. THE EXISTING WINDOW ARE MODERN WOOD REPLACEMENT WINDOWS, WITH 6/6 AND 1/1 CONFIGURATIONS. THE PROPOSED REPLACEMENT WINDOWS ARE SIMONTON 6500 SERIES VINYL WOOD-LOOK WINDOWS WITH GRILLES BETWEEN THE GLASS. THE REPLACEMENT WINDOWS WILL BE THE SAME DIMENSIONS AS THE EXISTING WINDOWS.

**225 E. MARKET ST.**

INSTALLATION OF A 6' 4" X 7' 2" DIGITAL SIGN. THE SIGN WILL BE SET BACK FROM THE SIDEWALK BY 16'0". THE SIGN WILL HAVE A 4' 0" HIGH BRICK BASE TOPPED WITH A 3'2" HIGH DIGITAL SIGN. THE SIGN WILL AUTOMATICALLY DIM AT NIGHT.

**PENN MARKET DISCUSSION**

ADJOURNMENT

