



York Historical Architectural Review Board Meeting Minutes

April 23, 2026, | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Dennis Kunkle, Chair Mark Shermeyer Craig Zumbrun, Vice Chair Carlos Santiago	Lauren McLane-Gross Mark Skehan Blake Gifford Sarah O'Brien	Nancy Griffin Becky Zeller – consultant

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order.		Mr. Kunkle called the meeting to order at 6:00 PM.
Changes to the agenda		No Changes.
Minutes of previous meeting		Mr. Zumbrun made a motion to accept Mr. Shermeyer 2nd. Unanimous.
Cases	The following case was considered as described below.	

Case #1 – 1 W. MARKET ST.

REMOVAL OF AN EXISTING MODERN, STOREFRONT WINDOW. INSTALLATION OF A NEW, DARK BRONZE STOREFRONT SYSTEM WITH A CENTRAL ATM. THE NEW STOREFRONT WINDOW WILL MATCH THE COLOR, STYLE, AND DIVISIONS OF THE STOREFRONT WINDOWS ON THE ADJACENT IRON HORSE BREWERY. THE ATM WILL BE LOCATED THE CENTER OF THE WINDOW. A 7' X 12' CONCRETE PAD, SIMILAR TO THE ONE LOCATED AT THE ADJACENT BANK ENTRANCE, WILL BE INSTALLED BELOW THE ATM. THE CONCRETE PAD WILL BE SURROUNDED BY A CODE COMPLIANT GUARD RAIL. SIGNAGE FOR THE ATM WILL BE LOCATED ON THE MODERN METAL AWNING AND WILL BE SIMILAR TO THE CURRENT ATM SIGNAGE ALONG W MARKET STREET.

Discussion:

The general contractor presented a proposal to:

- Relocate the existing ATM from the alcove (currently misused as a restroom area) to the right side of the main entrance facing S George St.
- Remove the existing storefront window, install the ATM within a new storefront system to match the adjacent storefront on Iron Horse Brewery.
- Enlarge and raise the concrete pad to meet ADA requirements
- Retain the existing canopy above the storefront and install relocated ATM signage on the canopy.

Action:

Mr. Shermeyer made a motion to approve the application as presented, Mr. Zumbrun 2nd. Unanimous.

Consultant's Recommendation:

- The proposed ATM installation does not harm historic fabric and is secondary to the overall character of the historic building. The new storefront window is appropriate for the character of the historic district and the age and character of the historic building. The work is reversible and meets both the Secretary of the Interior's *Standards for Rehabilitation* and the York Historic District Design Guidelines.

Next Steps:

- Application proceeds to City Council (first Tuesday of May)
- Permit to be released following Council approval

Case #2 – 311 S. GEORGE ST.

INSTALLATION OF SIX EXTERIOR LIGHTS, FOUR ON THE ADJACENT BUILDINGS AND TWO ON THE FRONT FAÇADE OF THE CHURCH. THE LIGHT IS REQUIRED TO MAKE THE CHURCH'S FRONT STEPS EASIER TO SEE AND TO ILLUMINATE THE FRONT FAÇADE OF THE CHURCH. TWO WALL-MOUNTED LIGHTS WILL BE ATTACHED TO THE STONE FAÇADE ON EITHER SIDE OF THE MAIN ENTRANCE ALONG S GEORGE STREET. THESE LIGHTS WILL ILLUMINATE THE FRONT STEPS. A TOTAL OF FOUR SPOTLIGHTS WILL BE ATTACHED TO THE EXTERIOR WALLS OF THE ADJACENT BUILDINGS, AND WILL POINT UP, TO ILLUMINATE THE CHURCH FAÇADE.

Discussion:

Proposal to install exterior lighting for safety and visibility:

- Address dark conditions during evening services
- Prevent tripping hazards in entry area

- Install floodlights and wall-mounted fixtures
- Lighting designed to illuminate façade without blinding pedestrians
- Electrical work coordinated with planned concrete improvements
- Fixtures mounted using epoxy anchors
- HARB recommends installing anchors in mortar joints instead of masonry units
- Acknowledgment that some brick disturbance may be unavoidable

Action:

Mr. Shermeyer made a motion to approve application as submitted per consultant's review...Mr. Zumbrun 2nd. Unanimous.

Consultant's Recommendation:

- The proposed lighting is discrete and will not detract from the historic character of the church. The wall-mounted lights are being installed for safety reasons. The spotlights will highlight the church's architectural features and will benefit the overall Historic District.

Next Steps:

- Application proceeds to City Council (first Tuesday of May)
- Permit to be released following Council approval

Case #3 – 1 S. GEORGE ST.

REPOINTING OF EXISTING BRICK ON THE NORTH, EAST AND WEST FACADES. "SOFT WASH" OF THE NORTH AND WEST FACADES, INCLUDING BRICK, STEEL, WINDOWS AND CORNICE. PAINTING OF THE EXISTING PAINTED BRICK ON THE NORTH AND WEST FACADES. EXISTING DOORS, WINDOWS AND LIGHTING REMAIN.

Discussion:

- 1 S George Street is being converted to a 20-room arts hotel with a restaurant on the first floor. The project includes repointing exterior brick, soft washing of the building exterior and repainting of the existing painted brick.
- Retaining existing windows and storefronts.
- Updating existing lighting to warmer color temperature.
- Exterior paint color to be slightly darker, brown-toned. Acknowledgment that paint's color is not regulated by HARB but discussed for compatibility only.
- HARB recommends that the new mortar and joints match the existing mortar in size, profile and composition.
- HARB recommends that cleaning is done using the gentlest cleaning methods possible, as required by the Secretary of the Interior's Standards for Rehabilitation.

Action:

Mr. Zumbrun made a motion to approve the application as presented, Mr. Shermeyer with consultant's recommendations 2nd. Unanimous.

Consultant's Recommendation:

- Repointing – New mortar joints should match the existing in size, profile, strength, and composition.
- Cleaning – cleaning should only take place if there is graffiti, significant soiling contributing to decay, efflorescence, or biological growth. When cleaning is required, care should be taken to avoid harsh or damaging chemicals or physical treatments. Standard 7 states that "The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."
- Painting – Because the existing brick is already painted, it is appropriate paint colors, it is recommended that a color is selected

that is historically appropriate for the era of the building. For a Federal-style building, the York Historic District Guidelines recommends neutral, muted colors.

Next Steps:

- Application proceeds to City Council (first Tuesday of May)
- Permit to be released following Council approval

Adjournment

Mr. Kunkle adjourned the meeting at approximately 6:30 PM.

The next meeting 5-14-26

Minutes recorded by Nancy Griffin.