



York Historical Architectural Review Board Meeting Minutes

May 14, 2026, | 101 S George St, York PA 17401

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order.		Mr. Kunkle called the meeting to order at 6:02 PM.
Changes to the agenda		No Changes.
Minutes of previous meeting		Mr. Zumbrun made a motion to accept Mr. Kunkle 2nd. Unanimous.
Cases	The following case was considered as described below.	

Case #1 – 370 E. MARKET ST.

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.

Discussion:

Applicant: Philip Bender, Renewal by Andersen

Project Description:

- Installation of two rear, second-story exterior entry doors
- Half-glass fiberglass doors in “canvas” color
- Transoms above doors will be replaced as well, as shown on the documents provided by the applicant.

Discussion Highlights:

- Existing doors are likely not original
- Rear porch no longer exists and a garage obstructs visibility – the doors are minimally visible from the public right of way.
- Although divided lights would be more appropriate for the era of the building, the board motioned to approve the application as presented, which includes doors with undivided glass. This is justified because the doors are minimally visible from the public right of way.

Consultant Recommendations:

- The doors are located on the rear of the property and are minimally visible from the public-right-of-way (see Photo 2.) The Anderson Ensemble series are composite doors, which is an appropriate replacement material for wood. The proposed replacement doors do not replicate the style of the existing doors; however, the existing doors do not appear to be historic and are likely modern wood replacement doors.
- The Standards for Rehabilitation state that “Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.”
- Consider replacement doors with divided lights, rather than one large glass opening, that more accurately replicates a historic door configuration. Also consider retaining and repairing in-kind the existing transoms, which do appear to be original to the building.

Next Steps:

Applicant to proceed to City Council on May 19

Action:

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

Case #2 – 152-156 N. GEORGE ST.

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.

Discussion:

Applicant: Matt Bozer, Royal Square Project Manager

Project Description:

- Removal of metal siding on north elevation; restoration of original masonry below.
- Repointing and repairing brick façade following National Park Service best practices
- Addition of three window openings (north elevation)
- Painting existing windows black
- Infill of garage opening on the west elevation
- Replace existing ramp on the south elevation with a new code-compliant ADA ramp
- Replacement of existing rooftop units with new units that will be minimally visible from the street

Consultant Recommendations:

- The architectural drawings provided by the applicant indicate that the repointing work will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.
- The proposed ADA-compliant ramp is located on a secondary elevation and will be minimally visible from the public right-of-way due to the existing courtyard wall.
- While the proposed new windows are not historically appropriate for the original style of the building, they are consistent with the existing non-historic replacement windows already installed on the building. Recent NPS guidance on interpreting the *Standards* recognizes that, where existing non-historic windows will remain in place, limited installation of matching non-historic windows may be appropriate in order to maintain visual uniformity across the building.
- The proposed HVAC equipment will be installed in the same general location as the existing equipment and will be minimally visible from the public right-of-way.
- Infilling the existing overhead garage door opening with recessed metal siding accentuates the dimensions of the original opening.
- The proposed scope of work is appropriate for the character of both the building and the historic district.

Discussion Highlights:

- The condition of masonry and windows beneath siding on the north elevation is unknown and the complete scope of work will be determined after siding is removed
- The south elevation entrance and ramp will serve the residential units
- Historic front entrance will be preserved for commercial use

Next Steps:

Applicant to proceed to City Council on May 19

Action:

Mr. Gifford made a motion to approve application as submitted Mr. Zumbrun 2nd. Unanimous.

Case #3 – 301 E. PHILADELPHIA ST.

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.

Discussion:

Applicant: Cody Kauffman (Warehaus)

Project Description:

- Masonry restoration including cleaning, repointing, and damaged unit replacement
- Replacement of the existing double hung wood windows with Marvin aluminum-clad double hung windows
- Alternate to replace the existing asphalt shingle roof in-kind
- Alternate to replace the ground level windows with Marvin aluminum-clad double hung windows

- Replacement of a modern rear door and transom
- Alternate gutter and downspout replacement

Consultant Recommendations:

- Repointing – New mortar joints should match the existing in size, profile, strength, and composition. Where new bricks or masonry units are required, they should match the existing in size, texture, and color.
- 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.”
- Replacement of the modern rear entrance door with a new door is appropriate. Retain historic transom above if possible. If transom is damaged beyond repair, replace it with a new transom that matches the divisions of the existing transom.
- The proposed replacement windows are appropriate for the historic district. Confirm that all replacement windows will match the style and number of divisions of the existing windows. Where windows have curved glass, it is appropriate to install a new window with straight glass and a curved sill. This treatment has been approved elsewhere in the historic district.
- If downspouts and gutters are replaced, gutters should have a half-round profile rather than k-style. Downspouts should be round or rectangular and not corrugated.

Discussion Highlights:

- Emphasis on matching historic profiles
- Half-round profile required if gutters and downspouts are replaced.

- Maintenance considerations influenced material choices

Action:

Mr. Zumbrun made a motion to approve the application with the addition that the recommendations of the HARB consultant be followed, Mr. Gifford 2nd. Unanimous.

Next Steps:

Applicant to proceed to City Council on May 19

Adjournment

Mr. Kunkle adjourned the meeting at approximately 6:22 PM.

The next meeting 5-28-26

Minutes recorded by Nancy Griffin.