



York Historical Architectural Review Board Meeting Minutes

May 28, 2026, | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Dennis Kunkle, Chair Craig Zumbrun, Vice Chair Mark Skehan Blake Gifford Lauren McLane-Gross	Sarah O'Brien Mark Shermeyer Carlos Santiago	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. Gifford 2nd. Unanimous.
Cases	The following case was considered as described below.	

Case #1 – 370 E. MARKET ST. – FROM 5-14-26 MEETING

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

- 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.
- 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.

Next Steps:

Applicant to proceed to City Council on June 2nd

Action:

Ms. McLane-Gross made a motion to approve the application as previously presented, Mr. Skehan 2nd. Unanimous.

Case #2 – 152-156 N. GEORGE ST. FROM 5-14-26 MEETING

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

- 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 June 2nd

Action:

Ms. Mclane-Gross made a motion to approve application as previously submitted Mr. Gifford 2nd. Unanimous.

Case #3 – 301 E. PHILADELPHIA ST. FROM 5-14-26 MEETING

THE PROJECT CONSISTS OF THE EXTERIOR RESTORATION OF THE BUILDING, INCLUDING THE REPLACEMENT OF MOST EXISTING WINDOWS WITH NEW MARVIN ALUMINUM CLAD 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)

Discussion Highlights:

- Emphasis on matching historic profiles
- Half-round profile required if gutters and downspouts are replaced.
- Maintenance considerations influenced material choices

Action:

Ms. Gross made a motion to approve the application as in last meeting 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 June 2nd

Case #4 – 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.

Discussion:

Applicant

Raymond Hecker

- Board members explained that vinyl windows are generally not approved on front façades within the historic district because:
 - Vinyl does not maintain historic detailing as well as wood or composite materials.
 - Vinyl windows tend to warp and deteriorate more quickly over time, especially with southern exposure and temperature fluctuations.
 - Hardware deterioration and long-term maintenance concerns make vinyl less desirable economically and historically.
- The applicant argued that:

- Existing first-floor vinyl windows visually match the proposed replacements.
- One existing wood window is deteriorating and falling apart.
- Vinyl was the most cost-effective option.
- Board members acknowledged the cost concerns but reiterated the board's longstanding position against vinyl on street-facing elevations. Vinyl windows elsewhere in the district were not approved by HARB. They recommended alternatives including composite windows such as Andersen 100 Series or aluminum-clad wood windows. Windows should be simulated divided light configurations to replicate historic appearance. A spacer bar between the glass is not required.
- The applicant asked about wrapping wood trim in aluminum. The board state that aluminum wrapping is discouraged because it can trap moisture and accelerate wood deterioration.
- The applicant was informed that HARB serves in an advisory capacity only. HARB decisions can be appealed to York City Council at its June 2 meeting.

Action:

Mr. Skehan recommends denial, Mr. Zumbrun 2nd. Unanimous. Applicant will attend council meeting to appeal HARB decision.

Next Steps:

Applicant to proceed to City Council on June 2nd.

Case #5 – 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.

Discussion:

Applicant

Representative for First Presbyterian Church of York

- The applicant explained that the sign base would be constructed with brick matching the church building. The church revised the design to better blend with the historic setting. The sign would include automatic dimming technology to adjust brightness based on lighting conditions. The sign would not include flashing, scrolling, or animated content prohibited by zoning regulations. The display would primarily serve church and community communication purposes. The sign could also be used for emergency messaging. The applicant also noted that other digital signs already exist in the district. The digital sign would replace the need for banners and temporary signage.
- Board members acknowledged that the application had made efforts to compromise on the signage materials and operation to make it more appropriate for the historic district.
- Mr. Zumbrun expressed concern that First Presbyterian Church is one of the city's most historically significant buildings, and digital signage may detract from the historic character of the district.
- Discussion also referenced other existing digital signs in the district, including the Appell Center signage and a nearby church sign previously rejected by HARB.

Action:

Mr. Gifford recommends approval, Ms. Gross 2nd, Mr. Zumbrun and Mr. Skehan votes to deny with Mr. Kunkle approving. The application is recommended for approval.

Next Steps:

Applicant to proceed to City Council on June 2nd

PENN MARKET DISCUSSION

Staff provided an update regarding the Penn Market restoration project.

- Penn Market received a Certificate of Appropriateness (COA) in 2025.
- Construction had not yet begun.
- The project is now moving forward with revised plans.

Changes include:

- Storefront replacement work has been reduced to repainting.
- Full masonry repointing has been reduced to spot repairs.
- Internal changes are also being revised.

Staff clarified:

- COAs do not expire.
- The project remains approved as long as material changes do not occur.
- Any significant future changes, including window substitutions, would require returning to HARB.

Adjournment

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

The next meeting 6-11-26

Minutes recorded by Nancy Griffin.