



York City Historical Architectural Review Board Agenda

Thursday, July 23, 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 – July 9, 2026
4. Unfinished business
5. New business

319-335 N GEORGE ST. – PRELIMINARY REVIEW

THE PROPOSED MIXED-USE DEVELOPMENT ADJACENT TO WELLSPAN PARK IS DESIGNED AS CONTEMPORARY INTERPRETATION OF YORK CITY'S INDUSTRIAL HERITAGE. LOCATED ALONG NORTH GEORGE STREET AMONG HISTORIC FACTORIES, WAREHOUSES, RAILROAD INFRASTRUCTURE, AND NEWER DEVELOPMENT, THE PROJECT RESPONDS TO THE AREA'S RICH ARCHITECTURAL CHARACTER THROUGH ITS MATERIAL PALETTE, STRUCTURAL EXPRESSION, AND BUILDING FORM. THE BUILDING INCLUDES COMMERCIAL RETAIL SPACE ON THE FIRST FLOOR WITH RESIDENTIAL APARTMENTS ABOVE, CREATING AN ACTIVE STREETScape AND SUPPORTING CONTINUED INVESTMENT IN DOWNTOWN YORK. THE DESIGN DRAWS INSPIRATION FROM THE SURROUNDING MASONRY BUILDINGS, INDUSTRIAL WINDOW RHYTHMS, EXPOSED STRUCTURAL SYSTEMS, AND UTILITARIAN ARCHITECTURE THAT DEFINE THIS PORTION OF THE CITY. GROUND-FACE CMU VENEER ESTABLISHES A DURABLE BASE AT THE STREET LEVEL, WHILE GLASS FIBER REINFORCED CONCRETE PANELS AT THE SECOND FLOOR REINTERPRET THE SURROUNDING MASONRY AND INDUSTRIAL MATERIALS IN A CONTEMPORARY MANNER. SMOOTH VERTICAL METAL PANELS, LARGE EXPANSES OF GLASS, AND RHYTHMIC CABLESUPPORTED BALCONIES ALONG GEORGE STREET CONTRIBUTE TO A CLEAN AND MODERN ARCHITECTURAL XPRESSION. EXTERIOR WOOD COLUMNS WITH EXPOSED STEEL-TO-WOOD CONNECTIONS FURTHER REFERENCE TO THE AREA'S HISTORIC INDUSTRIAL CONSTRUCTION METHODS. THE FIRST-FLOOR FAÇADES ARE RECESSED TO CREATE COVERED PEDESTRIAN ZONES, OUTDOOR SEATING OPPORTUNITIES, AND ENHANCED VISIBILITY INTO THE RETAIL SPACES. A NEW PATIO ADJACENT TO BROOKS ROBINSON PLAZA STRENGTHENS THE CONNECTION BETWEEN THE BUILDING AND THE SURROUNDING PUBLIC REALM. THE OVERALL DESIGN BALANCES CONTEMPORARY MATERIALS AND MODERN FUNCTIONALITY WITH ARCHITECTURAL ELEMENTS THAT ACKNOWLEDGE AND CELEBRATE YORK CITY'S INDUSTRIAL ROOTS

35 N PENN ST.

INSTALLATION OF ROOF-MOUNTED 12-PANEL SOLAR SYSTEM ON THE FRONT AND REAR ROOF PLANES OF THE BUILDING'S GABLE ROOF. A 3.8KW INVERTER WILL ALSO BE INSTALLED.

172 S. PINE ST.

NEW 10 X 4 REAR PORCH TO REPLACE EXISTING, NON-HISTORIC PORCH THAT WAS DAMAGED IN A FIRE. THE NEW PORCH WILL BE CONSTRUCTED OF PRESSURE-TREATED GLULAM BEAMS WITH WOOD PICKET RAILING.

ADJOURNMENT

