



York Historical Architectural Review Board Meeting Minutes

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

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Dennis Kunkle, Chair Blake Gifford Mark Shermeyer	Carlos Santiago Mark Skehan Sarah O'Brien Craig Zumbrun, Vice Chair	Nancy Griffin

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order.		Mr. Kunkle called the meeting to order at 6:03 PM.
Changes to the agenda		No Changes.
Minutes of previous meeting		Mr. Shermeyer made a motion to accept Mr. Gifford 2nd. Unanimous.
Cases	The following case was considered as described below.	

**319-335 N GEORGE ST. – PRELIMINARY REVIEW– HELD OVER FOR
FUTURE MEETING**

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

Case #1 – 35 N PENN ST. – NOT PRESENT

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.

Discussion:

The applicant was not present. Staff noted the applicant had been notified on **July 13, 2026**, of the scheduled hearing. The application was not considered.

Next Steps:

Applicant was notified 7-24 to attend the 8-13 meeting.

Action:

Case #2 – 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.

Discussion:

The Board reviewed the application for the replacement of a rear porch.

Although a quorum was not present and no official action could be taken, the members discussed the application and indicated agreement with the consultant's recommendation. The proposed motion for consideration at the next meeting will be:

- Find that the proposed porch constitutes an in-kind replacement of the existing non-historic porch that was damaged.
- Find that the scale and design of the replacement porch are appropriate for the rear elevation of the building, which is minimally visible from Pierce Alley.

- Recommend approval of the application as submitted, with the stipulation that all pressure-treated wood used on the new porch be painted. Will appear on next meeting actions.

Because a quorum was lacking, official action was deferred until the next regular meeting.

Administrative Discussion

Staff explained the procedure for handling applications when a quorum is not present:

- The application will be placed on the agenda for the August 13, 2026 HARB meeting.
- The discussion and proposed motion from this meeting will be carried forward.
- The Board will take an official vote once a quorum is present.
- The applicant does not need to attend the August 13 meeting or the subsequent City Council meeting.
- Following HARB approval, the recommendation will be forwarded to City Council, anticipated on August 18, 2026, for final action.
- After City Council adopts the resolution, the approval will be forwarded to the Permit Office so permit processing can continue.

Next Steps:

- The application will be placed on the agenda for the August 13, 2026 HARB meeting.

Action:

Adjournment

Mr. Kunkle adjourned the meeting at approximately 6:10 PM.

The next meeting 8-13-26

Minutes recorded by Nancy Griffin.