



**York Historical Architectural Review Board Meeting Minutes**  
June

July 25, 2024, | 101 S George St, York PA 17401

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>
Craig Zumbrun, Chair Dennis Kunkle, Vice- chair Steven Buffington Mark Skehan Lindy Hitzel Blake Gifford	Lauren McLane-Gross Mark Shermeyer	Nancy Griffin

<b>AGENDA ITEM</b>	<b>DISCUSSION</b>	<b>ACTION/RESULT</b>
<b>Welcome and call to order.</b>		<b>Mr. Zumbrun called the meeting to order at 6:00 PM.</b>
<b>Changes to the agenda</b>		<b>No Changes.</b>
<b>Minutes of previous meeting</b>		<b>Mr. Skehan made a motion to accept the previous minutes with the amendment of Mr. Buffington 2<sup>nd</sup>. Motion carried.</b>

**Case** The following case  
were considered as  
described below.

**Case #1 - 208-236 N. Beaver St.**

EXISTING CONDITION = VACANT LAND. NEW BUILDING –  
TYPE 3 CONSTRUCTION – ONE STORY STEEL W/ 5 OVER  
WOOD. 139 APT UNITS AND 20,000 + SQ FT OF  
COMMERCIAL

**Discussion:** Stacey McNeill here representing applicant owners are out of town. Phase 1 Northwest Triangle. Rendering included. This project has been through Zoning, LD, earth testing. Signage not compliant. Stacey spoke on the project. Parking not visible on rendering in rear. New build not an historical building. The board does not have an issue with this.

**Action:** Mr. Buffington made a motion to accept as submitted, Mr. Skehan seconded. Unanimous.

**Case #2 - 244-252 N George St.**

DEMOLISH THE FOLLOWING BUILDINGS: 244, 246, 248 AND  
250/252 NORTH GEORGE STREET YORK, PA 17401.  
EXISTING BAY WINDOWS WILL BE SALVAGED FOR REUSE  
ON BUILDING(S) IN THE CITY AT A LATER DATE.  
PROPERLY REMOVE AND DISPOSE OF HAZARDOUS PIPE  
INSULATION AND FLOOR TILE. REPLACE ANY SIDEWALKS  
DAMAGED BY DEMOLITION AND UTILITY REMOVAL WITH 4”  
THICK CONCRETE SIDEWALKS WITH WIRE MESH  
REINFORCING ON 4” STONE BASE.

**Discussion:** Dylan Bauer from Royal Square spoke. Handed out additional renderings. Gateway Park. Three utility poles working with York Academy to move 2. Dylan gave history on the buildings in question. Gave an estimate on future worth after demolition and rebuild. Was before the board approx. 3 years ago denied for not saving bay windows, but now will salvage bay windows to use somewhere else. The Board would like to deny again and see what City Council decides.

**Action:** Mr. Zumbrun made a motion to deny, Mr. Buffington seconded. Unanimous.

**Case #3 – 48 W. Philadelphia St.**

**THE PROPOSED PROJECT INCLUDES A NEW ENTRANCE DOOR WITH PARTIAL GLASS FRONT.**

**Discussion:** Amanda Axe presented new pictures of the door and awning. She spoke on color and the board stated they do not authorize color. Mounting hardware to go into mortar if possible.

**Action:** Mr. Kunkle made a motion to accept the application as submitted including awning with hardware into mortar, Mr. Buffington seconded the motion. Unanimous.

**Adjournment and next meeting**

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

The next meeting is scheduled for August 8, 2024.

Minutes recorded by Nancy Griffin.