



**York Historical Architectural Review Board
Meeting Minutes
March 12, 2015**

Members in attendance included Dennis Kunkle, Vice Chair; W. Craig Zumbun (6:21pm); Dave Redshaw, Justine Landis, Robin Pottorff (6:40pm) and Teresa Johnescu

Absent: John Fox, Chair; Mark Shermeyer and Matt Argabright

Consultant: Roger Ciuffo, Architectural Historian/HARB Consultant, Historic York, Inc.

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order Dennis Kunkle, Vice Chair	The meeting was called to order at 6:13 pm. The agenda had been prepared by HYI board members and City Staff.	A quorum was present.
Changes to the Agenda	There were no changes to the agenda.	
Minutes of January 22, 2015	No errors or omissions were noted	On a motion by Justine Landis, seconded by Dave Redshaw, the Board voted unanimously to approve the January 22, 2015 minutes.
Cases	The following cases are forwarded to York City council with the recommended actions.	

Representing the applicant (Royal Square Development) for all three (3) cases:

- Zack Funt - Royal Square Development, Project Manager
- Holly DeKarske - Royal Square Development, Development & Administrative Coordinator
- Dylan Bauer - Royal Square Development, Director of Real Estate and Development
- Kevin Hubble - Royal Square Development, Project Manager
- Ben Chiaro - Rock Commercial Real Estate
- Joe Musso - Owner of Musso Real Estate Development
- Sonia Huntzinger - Downtown Inc., Executive Director
- Tim Fulton - Downtown Inc., Program Coordinator

Case #1 – 100 Block of South Duke Street and 100 Block of East King Street

The applicant will be presenting a proposal for the revitalization of the street scape for the 100 blocks of South Duke and East King Streets. This project will entail the construction of new sidewalks, and the placement of street trees and street lights in this area of the city.

The applicant introduced the projects noting that the street lighting will be purchased from Penn Lighting. The applicant also noted that Royal Square Development will be responsible for the upkeep of the street lights and the street trees.

Dave Redshaw inquired if the street trees would have a grate to protect the tree roots, the applicant noted no. The trees will be planted in a 4'x6' square with mulch covering the roots.

The HARB voted to approve the application as presented.

Minutes: On a motion by Dave Redshaw, seconded by Craig Zumbrun, the Board voted unanimously to **approve** the project as submitted.

Case #2 – 25-27 West Market Street

The applicant proposes to insert new windows and doors into the east facade of the building located at 25-27 East Market Street. The former Zakie's Bar location building's east façade fronts to Cherry Lane Park (city owned Public Park). This is a prominent and historic façade which currently has NO windows or doors on this facade.

The applicant revised the original plan that was submitted with their HARB application. The revision included the removal of the "garage" type door as noted in their original plans. The applicant now proposes to insert three (3) horizontal awning type windows in the east façade in order to allow air flow and natural light to enter the new space. The proposed windows will fold and open outward. A double door with transom will be located to the north of the last window to allow access to the residential spaces on the 2nd to 4th floors.

The HARB voiced concerns over the window designs and sizes. Teresa Johnescu and Dave Redshaw noted that the windows and door must compliment the historic fabric of the building. The board also voiced acceptance of the horizontal window concept as they thought this type of window would not stand out as much as a standard window. This would make the windows more appealing benefiting the public that accesses Cherry Lane as well as the applicant in their business concept.

The applicant also noted that they would like to incorporate an outdoor seating area on cherry Lane. The seating would not be permanent, to be used only during the warmer months then removed. The applicant gave the example of the outdoor seating area of the Yorktowne Hotel. The HARB noted that this is a city park and this needs to be approved by the city.

Sonia Huntzinger, Downtown, Inc. read a statement in support of Royal Square Development and their commitment to revitalization of historic buildings in the City of York.

The HARB approved the concept for this project but asked the applicant to return for final approval. The applicant needs to supply details of the windows and door before final approval

Minutes: On a motion by Dave Redshaw, seconded by Justine Landis, the Board voted unanimously to **approve** the concept of the project with final approval after receiving additional information on the proposed windows and door.

Case #3 – 101-105 South Duke Street

The applicant proposes to renovate the front facades of the buildings located at 101-105 South Duke Street. The former law office located at 101 South Duke will be renovated into a cafe with a new sign and new paint on the existing brick on the first floor and a new glass entry door. The property located at 105 South Duke, the former Allison's Bar will have new windows on the second and third floor. The major changes will occur on the first floor where the current glass blocks will be replaced with new, a new wood sign will drape across the glass blocks with new detail painting above the first floor façade along with new entry doors.

Prior to the meeting the applicant revised the project plans that were submitted with their original HARB application. The HARB voiced concerns over the material that they were originally presented for review and what was presented to them at the meeting. Theresa Johnescu stated that there was too much disconnect between what they were originally given to review and to what was presented for both projects.

The property located at 101 South Duke Street had many concerns from the HARB. The removal of the current wood doors to be replaced by glass doors and the painting of the currently unpainted brick were brought up by many member of HARB. Craig Zumbrun noted that the historic integrity of the building would be lost with the proposed changes. Other board members noted that some of the existing features (north entry door and large picture window) were not original to the building. The board asked for additional information and more accurate drawings.

The HARB tabled the approval/denial of this portion of the application and asked that the applicant return with additional information on the doors, windows, paint color and detailed drawings.

The proposed concept for the property located at 105 South Duke Street was also tabled until the next meeting. The HARB approved the concept but also needed additional information from the applicant on materials and lighting. Updated/detailed drawings were also asked for by the board. Members of the board noted that this building (first floor) has undergone significant changes over the year.

The applicant will be also replacing the windows in the residential 2nd and 3rd floors and will also restore the original two-story Oriel that is a character defining feature of this building. One-over-one windows were discussed, similar to other windows in this area that the HARB has recently approved.

The HARB has tabled this project because of the lack of information on the specific materials being proposed for each of these buildings. The board has asked the applicant to revise their application and return to present at the next meeting scheduled for Thursday March 26, 2015.

Minutes: On a motion by Craig Zumbrun, seconded by Dave Redshaw, the Board voted to **TABLE** the project as submitted. The HARB asked the applicant to return to discuss the project further and to supply the board with additional information prior to the next scheduled meeting on Thursday March 26, 2015.

Adjourning and next meeting	The meeting was adjourned by common consent at 7:43pm. The next meeting is scheduled for Thursday March 26, 2015.	
Other business		

Minutes recorded by Roger Ciuffo, Architectural Historian/HARB Consultant, Historic York, Inc.

DRAFT