



**York Historical Architectural Review Board
Meeting Minutes
August 27, 2015**

Members in attendance included: John Fox, Chair; Justine Landis; Mark Shermeyer; Dave Redshaw; W. Craig Zumbrun; Robin Pottorff (6:10pm)

Absent: Matt Argabright; Dennis Kunkle, Vice Chair; Teresa Johnescu;

Consultant: Mary Alfson Tinsman, JMT Cultural Resource Manager/ HARB Consultant

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order John Fox, Chair	The meeting was called to order at 6:00 pm. The agenda had been prepared by City Staff.	A quorum was present.
Changes to the Agenda		
Minutes of August 13, 2015		Move to approve by Mr. Shermeyer; seconded by Mr. Redshaw. Approved.
Cases	The following cases are approved with the recommended actions.	

Case #1 – 106 N. George Street

A request by Frederick Read (Read & Company Architects, Inc.). They applicant was not present at the meeting and the Application was Tabled for the next HARB meeting (September 10, 2015).

Case #2 - 219 S. Beaver Street

A request by Frank Herring, Project Manager. The applicant is proposing to rebuild the existing oriel window in kind. They are also preparing to rebuild the roof and will be using a membrane roof instead of shingles.

Mr. Redshaw asked if they would be reproducing the fluted wood details on the window and the Applicant indicated that they would be.

Motion: A motion was made by Mr. Redshaw, seconded by Ms. Landis to approve the application as presented.

Additional discussion:

The Applicant explained that the existing stained glass will be removed, professionally repaired and replaced in new frames. Mr. Fox asked what would be done with the existing straight glass (clear). The Applicant explained that it will be reused where possible and replaced where damaged. Ms. Landis asked what was being done with the existing panels under the window. The Applicant explained that they are sheet metal panels that will be removed. They will restore whatever is underneath if possible.

Motion: The Motion was approved 5 to 0.

Case #3 – 355 W. Market Street

A request by Royal Square Development, with Zack Funt presenting on behalf of the Blue Moon Restaurant. The owners want to tear down the rear buildings and replace them with parking for the restaurant. The applicant needs to have a higher equity in the building in order to have the money to renovate the existing restaurant for its proposed expansion. Mr. Funt clarified that this application is just for the demolition of the buildings.

Mr. Shermeyer noted that the buildings in question have a minimal contribution to the Historic District, that they are alley buildings, and that traditionally the Board has approved this type of demolition. The Applicant noted that they want to create a bar area in the restaurant and want to provide better handicap access. Mr. Redshaw stated that he feels the existing buildings should be renovated not demolished.

Motion: A motion was made by Mr. Shermeyer, seconded by Ms. Pottorff, to approve the application as submitted since the buildings to be demolished are significantly altered alley buildings with minimal historic value. The proposed project will provide amenities such as parking and handicap accessibility and will enable the property owner to improve a more significant building. Approved 5 to 1.

Mr. Redshaw voted to deny the application. He stated that there was no evidence of structural fault to the buildings and no justifiable reason to destroy them to make parking.

Case #4 - 115 S. Howard Street

A request by Royal Square Development, represented by Mr. Joe Musso. Mr. Musso explained that the project involves creating a new storefront entrance and adding two new canopies to the building that would match the existing canopies. There will also be a mural painted on the side of the building. Mr. Musso noted that the portion of the building in question is only visible from intersection of two alleys - Newtown and Howard. Mr. Shermeyer clarified that the applicant is requesting adding a new storefront entrance including a new door and window as well as the new canopies.

Holly DeKarske with Royal Square clarified that they are working with York College to create the mural and that they are currently polling the community regarding the content of the mural. This entire project is a historic tax credit project and the NPS approved the mural.

Mr. Redshaw asked what process would be used to paint the mural – will it be painted directly on the brick? He requested that the Board table the mural application until a design is presented to the Board.

Ms. Landis also asked about the application process, noting that one method that could be used is painting the mural onto a cloth that is then applied to the brick.

Motion: A motion was made by Mr. Redshaw, seconded by Ms. Pottorff, to approve the application for the canopies and the storefronts and to table the mural application until there is further information on the materials and design.

Additional Discussion:

Mr. Musso asked for details on what the Board is asking for regarding the mural. Mr. Redshaw and Ms. Landis indicated that details on the design and application method are needed. Mr. Redshaw also noted that the overall size is needed.

Mr. Zumbrun asked if there will be lighting on the mural. The applicant indicated that there will be streetlights in the parking lot (similar to the lights on the sidewalks) that will help illuminate the mural but that no direct lighting will be placed on the mural. Ms. DeKarske noted that the goal is to make the alley area more neighborhood-feeling and that there will also be green-space added. The Applicant noted that there will also be lighting under the awnings for the storefronts. Mr. Redshaw noted that there would also need to be emergency lighting.

Mr. Zumbrun reiterated that the Board needs to know how the mural will be applied/attached to the building. Ms. Landis noted that many existing murals are disintegrating due to the application methods.

Motion: The Motion was approved 6 to 0.

Case #5 - 113 S. Duke Street

A request by Royal Square Development represented by Mr. Joe Musso. Mr. Musso explained that this is the Redoux Building on Duke Street. He explained that there is green marble on the front of the building that is in bad shape and that is broken up. There was an attempt at one point to put faux brick over top of the marble, but that is also failing. The applicant initially looked at replacing the marble in kind with new marble but the cost was prohibitive. The Applicant would like to remove the marble and faux brick and install tile instead. This method has been used on other buildings to replace broken marble and/or brick.

Mr. Shermeyer noted that there is precedence for this in previous Board decisions. The building is a significantly altered building and the tile would be in keeping with the 1940s storefront. Ms. Landis asked if the windows were being kept, and the Applicant indicated that they were. The only alterations are to the existing marble and faux brick.

Mr. Redshaw noted concerns over the existing tin plates and the grate and window that are present. The Applicant indicated that it is not a functioning window. Mr. Redshaw also expressed concern over the existing small black box. The Applicant noted that it will be kept in place and tiled around.

Mr. Zumbrun asked if there was a way to keep the monolithic look of the marble using a product that would be more substantial – perhaps quartz or a type of large glass tile. A discussion took place regarding the potential use of quartz or a similar material and it was pointed out that the cost was much higher for that type of material.

Additional discussion was held regarding the quality of the marble and its current condition. Mr. Zumbrun noted that he can see that the building, and the marble, is modified, but the feeling from the material is important. Mr. Shermeyer indicated that it was not a quality marble but was a standardized catalogue material from that era. Further discussion occurred regarding the existing windows and whether they should be retained or removed.

Motion: A motion was made by Mr. Zumbrun, seconded by Ms. Landis to approve the application as presented including tiling over of the windows and grill, covering the back strip, and extending the tile under the portico. Approved 6 to 0.

Adjourning and next meeting **The meeting was adjourned at 6:45 pm by general consent. The next meeting is scheduled for Thursday September 10, 2015.**

Minutes recorded by Mary Alfson Tinsman, JMT Cultural Resource Professional/ HARB Consultant.