



**York Historical Architectural Review Board
Meeting Minutes
May 24, 2018**

Members in attendance included: Craig Zumbun (Chair), Dennis Kunkle (Vice-Chair), Mark Skehan, Robyn Pottorff

Absent: Rebecca Zeller, Justine Landis, Teresa Johnescu, Dave Redshaw, Mark Shermeyer,

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

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order	The meeting was called to order at 6:00 pm. The agenda was prepared by the HARB Consultant.	
Changes to the Agenda		None
Minutes of May 10, 2018		Mr. Kunkle moved to approve May 10, 2018 minutes Ms. Pottorff seconded. Approved.
Cases	The following cases are approved with the recommended actions.	

Case #1 – 48 E. Market Street (Yorktowne Hotel)

The application was presented by Blanda Nace, York County Industrial Development Authority (YCIDA). The applicant presented an update to the previous HARB application (presented in March 23, 2017), discussing exterior renovations and changes to the property.

The applicant noted that the project is applying for federal tax credits, and that the work proposed has been approved by the PHMC. The NPS is also overseeing all of this work. They noted that they are restoring the interior lobby but are demolishing and rebuilding the rooms and hallways. It is for the Tapestry by Hilton collection, which is designed for historic hotels.

The applicant provided a summary of the exterior changes being proposed:

1 – Project Site: The applicant is removing the 1957 addition and is adding a traffic circle/drop off to the building in this location. This will allow for a landscaped plaza and a will provide a sense of arrival for

the hotel. This will also allow for appropriate ADA access to the hotel. An additional 14-16 parking spaces will also be added for use by York County Administration Center staff.

2 – Masonry, terra cotta, and brick: This will be restored per NPS Preservation Brief No. 2. A masonry expert is doing a detailed survey for what needs to be replaced/repared. This will mainly involve cleaning with minimal replacement as needed.

3 – Doors and Storefronts: They will be adding anodized aluminum (likely black) storefronts on Market Street. The existing glass on Market Street will be replaced with double doors to provide access. This will also provide ADA access. The revolving door will be restored. The Duke Street vestibule will be repaired and retained. The existing lift will be removed (ADA access will be on Market Street).

4 – Canopies: Any remaining structural elements of the original canopy on Market Street will be reused and a new canopy, celebrating the 1930 era will be constructed. On Duke Street the existing canopy awnings will be removed.

5- Windows: The windows will be replaced by windows designed by Graham Architectural. The plan for the windows is to replace them with new fixed windows (the owners do not want the windows to open). The new windows will mimic a double-hung window (the applicant provided photographs of the proposed windows). The windows are designed to look like a wood window. The applicant found one original wood window on the rear of the building, which they have been able to use to design the new windows. This will help ensure appropriate sight lines and light. They also did research into the original windows on the building, and their consultant only found evidence of windows with grids on the 8th floor. This is being recreated on the new 8th floor windows.

The windows on the front elevations will have laminated glass (Duke and Market Streets). The windows on the alley will be tempered glass. The ballroom windows will be rebuilt and restored where possible and replaced where necessary. Mr. Kunkle asked if the ballroom windows would be removed and repaired off site, and the applicant indicated that no, they would be repaired in place. The lobby windows will be repaired/opened up as possible (two of the original lobby windows were not originally operable windows).

6 – Signage: The current brass plaques that read “Hotel Yorktowne” will remain and will be enhanced by adding “Tapestry Collection by Hilton”. Canopy signage will also be added. Signage will also be added on the new south entry and the new stairtower addition. The applicant noted that they are also looking at adding signage on the side of the building (on Duke Street).

7 – Stair Tower Addition: The applicant explained that they had hoped to reuse more of the original materials, however the condition of the historic brick exterior (behind the 1957 addition) is not salvageable. The entire façade will therefore need to be rebricked. They are working with Glen-Gery to find the appropriate brick, which will be sympathetic to the historic materials, but not matching, which is appropriate per the Secretary of the Interior’s Standards. The new stair tower is approximately 35 x 17 feet.

Discussion:

Mr. Zumbrun asked if there had been any push back from the NPS on the demolition of the 1957 addition, and the applicant indicated no, the NPS had no issues with demolition. Their only issue that they are working through with the NPS is on the interior of the building.

Mr. Zumbrun asked about the gymnasium area of the church/school and if it was going to be reused/retained, or if there was going to be a new addition for function space. The applicant indicated that

portions of the church would provide that in the future. The church and sanctuary will remain and will be rehabilitated at a later time as function space.

Mr. Kunkle asked about vehicular access and parking and the applicant explained the proposed changes including the new traffic circle. Vehicles will be able to turn off of Market Street before the hotel to reach the hotel access. The applicant also explained that they will be adding a “York History” exhibit to the hotel.

Motion: Ms. Pottorff moved to approve the application as submitted as presented. Mr. Kunkle seconded.

Additional Discussion: None.

Vote: 4-0. Motion approved.

Other business:

Adjourning and next meeting **The meeting was adjourned by general consent at 6:45pm the next scheduled meeting is set for Thursday June 14, 2018.**

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