



York Historical Architectural Review Board Meeting Minutes

February 10, 2022 | 101 S George St, York PA 17401

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT
Craig Zumbrun, Chair	Ruth Robbins	Mike Pritchard, Planner
Dennis Kunkle, Vice-chair	Mark Shermeyer	
Mark Skehan	Robyn Pottorff	
Steve Buffington		
Alan Neff		

AGENDA ITEM	DISCUSSION	ACTION/RESULT
Welcome and call to order		Mr. Zumbrun called the meeting to order at 6:00 PM.
Changes to the agenda		No changes.
Minutes of previous meeting		Mr. Kunkle moved to accept the minutes as submitted. Mr. Neff seconded. The motion carried unanimously.
Cases	The following cases were considered as described below.	

Case #1 – 319-335 N George St

A request by YCIDA for demolition of the properties at 319 through 335 North George Street.

DISCUSSION

Ms. Kim Hogeman of the York County Economic Alliance presented the application.

As outlined in 2005 plans for the area, which included the baseball stadium, YCIDA has acquired these properties throughout the past 10-15 years, purchasing the final properties in 2021. YCIDA wishes to demolish the existing properties to create a graded, seeded, and secure, “shovel-ready” pad site for “a creative redevelopment” that will fit into the historic nature of the gateway to York City.

Ms. Hogeman noted that the renderings included in the application are speculative and not indicative of any specific development plans for which YCIDA has secured design professionals, contractors, etc.

The Board and Ms. Hogeman discussed an approximate timeline and funding for the redevelopment project.

Mr. Neff inquired about the need to separate demolition and redevelopment applications. Ms. Hogeman said that the properties have security issues and that demolition could create a safer environment. Mr. Buffington noted that the City publishes a guidebook of “board-up” procedures for vacant properties, which YCIDA should undertake.

Mr. Zumbrun and Mr. Buffington voiced their desire for a determination from “a bonafide structural engineering report” before recommending approval of demolition. Mr. Zumbrun said that YCIDA might find a creative developer or architect interested and able to include the existing structures/facades in the redevelopment project to maintain the architectural fabric of the area.

Ms. Hogeman asked whether the Board would consider tabling the application.

ACTION

Mr. Buffington moved to table the application for demolition of 319-335 North George Street until the applicant can provide a more in-depth engineering and structural report from a qualified building engineer. Mr. Skehan seconded.

The Board noted that, while not necessary, they would prefer to see more developed plans for redevelopment before approving demolition.

The motion carried unanimously.

Adjournment and next meeting

Mr. Zumbrun adjourned the meeting at approximately 6:20 PM. The next meeting is scheduled for February 24, 2022.

Minutes recorded by Mike Pritchard, Planner