

October 11, 2019

Dan Jurman  
Lancaster Equity  
601 S. Queen Street  
Lancaster, PA 17603

Dear Mr. Jurman,

Lancaster Equity has requested that the administration of the City of Lancaster evaluate a set of preliminary, conceptual plans and advise as to whether those plans comply with the deed restrictions placed upon the property by the City in its deed of the same to the Redevelopment Authority of the City of Lancaster (RACL) dated August 31, 2017. The City established those deed restrictions to honor and protect a unique City asset listed on the National Register of Historic Places and to encourage the successful rehabilitation and adaptive reuse of the property.

It is the position of the administration of the City of Lancaster that the attached set of preliminary, conceptual plans (received September 12, 2019) for the redevelopment of Southern Market into a contemporary food hall comply with the deed restrictions for the property. The plans depict a design approach for rehabilitation that, on the whole, retains and preserves the historic integrity of the property, while at the same time allowing for alterations to the property that do not radically change, obscure or destroy the character defining aspects of the building.

Per the deed restrictions on the property, certain kinds of building modifications require express approval from the City of Lancaster:

Awning / Canopy

- The awning / canopy, located on the east façade of the Head House along South Queen Street may be replaced and shall extend fully along the length of the facade, while respecting the history of the building and existing awning proportions.

Fenestration

- Six enlarged window openings on each the north Vine Street façade and the south alley façade of the Market House will be allowed, provided they respect the rhythm and historical design of the Market House structure. Openings shall be pilaster to pilaster in width and from finished floor to existing window heads in height.
- Windows throughout the building may be replaced with insulated windows, providing that they match the design intent of the existing windows. The design shall include accurate duplication of lite divisions and milled profiles (as reasonably possible).

Entrances

- At the east end of the Market House north façade, the brick infill and double windows above the exterior stair may be restored to the original use as an entry into the building. The exterior stair may be

removed and returned to sidewalk. The entry shall respect the character of the existing doorways along the north façade.

- On the south façade, a new or enlarged opening and overhead door will be allowed to facilitate loading service to the building from the alley, provided the opening respects the rhythm and historical design of the Market House structure. In the event the project team deems the alley location infeasible or undesirable, a new or enlarged opening and overhead door will be allowed to facilitate loading service to the building from the rear, provided the opening respects the rhythm and historical design of the Market House structure.

#### Building Profiles

- Up to two additional roof monitors along the peak of the barrel-vaulted roof will be allowed providing they follow the design of the existing monitors and are placed with regards to the structural bay spacing.
- Small topographical changes will be allowed in order to establish proper grades for safe ingress to and egress from the building on site. If necessary, modifications for ADA-compliant access will be allowed.
- Finally, mechanical equipment essential to the functioning of the building and associated enclosures or screening may be allowed but must be well-designed and sensitive to the surrounding context.

The City of Lancaster grants general approval for the above modifications, subject to the following caveats:

1. To the extent that material substitution rather than replacement in kind will be utilized, further coordination with and approval of City staff will be required;
2. New architectural features must be designed to respect the character, rhythm and historical design of the structure and will require further coordination and approval of City staff;
3. Any work in public spaces will require separate approvals of the City;
4. Formal plans will need to be processed in accordance with City ordinances and procedures including those for land development, stormwater management, zoning and sign review. It is during these required review processes that refined project details will be reviewed, presented for public input and decided upon by city officials and bodies.

The city looks forward to working with your team to further refine the project details and to ensure compliance with our ordinances and administrative requirements.

Sincerely,



Christopher Delfs  
Director, Department of Community Planning and Economic Development

Cc:

Danene Sorace, Mayor, City of Lancaster

Barry N. Handwerker, Solicitor, City of Lancaster

Marisol Torres, Housing and Economic Development Administrator, City of Lancaster

Frank P. Mincarelli, Counsel, Redevelopment Authority of the City of Lancaster

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