

Council of the City of York, Pennsylvania

Carol Hill-Evans, President of Council
Henry Hay Nixon, Vice President of Council
Renee S. Nelson, Member of Council
Michael Helfrich, Member of Council
David Satterlee, Member of Council

Dianna L. Thompson-Mitchell, City Clerk
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AGENDA

April 16, 2013

Public Comment 6:30 p.m.
Legislative Session 7:00 p.m.

I. Public Comment: 6:30 p.m. to 7:00 p.m.

***Disclaimer:** Pursuant to the Sunshine Act, the City of York will only record citizens' names and the subject of testimony provided during the public comment period. Should you request information or desire a response to your testimony, you must provide the City Clerk or Council President with your contact information. Information you provide will be used by City of York agents to process your request. Your name, address and request for information may be entered into the City of York complaint tracking system.*

City Council welcomes public comment on agenda items and on City-related issues not on the agenda. Under Council's adopted Rules and Procedures, comment on agenda items occurs during Council's regular 7:00 p.m. meeting. Comment on non-agenda items begins at 6:30 p.m., with Council sitting as a General Committee. Persons wishing to speak on non-agenda items should sign up with the City Clerk before the 6:30 Public Comment committee meeting. Each speaker shall have up to five minutes to speak. To assure access to all participants, the presiding officer may reduce the time limit down to three minutes if the number of speakers who have signed up would extend the total comment period beyond 30 minutes and/or may resume public comment after Council's legislative session has adjourned. Council's Rules, available from the City Clerk, are also on display in Council Chambers and on Council's web page at www.yorkcity.org.

II. Call Legislative Meeting to Order: 7:00 p.m.

III. Roll Call

IV. Pledge of Allegiance

I pledge Allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation, under God, Indivisible, with Liberty and Justice for All.

V. Action on previous meeting Minutes of **April 2, 2013**.

VI. Correspondence and/or Announcements

VII. Presentations, Proclamations and Awards:

- Cheryl W. Thompson, Associate Professor, York College of PA – Presentation on Nurse Managed Centers.
CANCELED

VIII. Committee Meeting(s) Scheduled

- Committee Work Session – Scheduled for Wednesday, April 24, 2013 at 6:00 p.m. in Council Chambers to discuss items for the May legislative agenda.

IX. Status of Prior Committee Referrals: No updates.

- X. **Legislative Agenda:** (Order of Business – Action on Subdivision/Land Development & HARB Resolutions; Final Passage of Bills/Resolutions; New Business.)

Subdivision / Land Development / HARB

1. Resolution No. 26 _____ - A Resolution
Accepting the recommendations of HARB.
Introduced by: Henry Hay Nixon
Originator: Historic York

Final Passage of Bills / Resolutions

NONE

New Business

NONE

Supplemental Agenda

2. Introduction of Bill No. 3 _____ - A Bill
Signifying intention to create the Greater York Regional Authority.
Introduced by: Henry Hay Nixon
Originator: Mayor
Note: Council will discuss this legislation at its April 24, 2013 Committee meeting at 6:00 p.m. The legislation will be advertised in accordance with the law. A public hearing will be scheduled for 6:00 p.m. on Wednesday, May 22, 2013 in City Council Chambers prior to Council's regular meeting at which time public testimony will be received. Tentatively, Council will consider final passage of the legislation at its regular meeting on the same night at 7:00 p.m. in Council Chambers.

- XI. Requests for Future Meetings
XII. Council Comment
XIII. Administration Comment
XIV. Adjournment
XV. Resumption of Public Comment Period (at the discretion of the presiding officer)



This agenda is subject to change before and during the meeting for consideration of such other business Council may desire to act upon including items of business deferred from previous Council meetings.

If you are a person with a disability and plan to attend the public meeting, please call 849-2883 if any accommodations are needed to participate in the proceedings. Persons with hearing impairments may contact the Deaf Center at TDD 848-6765 for assistance.

Council of the City of York, PA
Session 2013
Resolution No. 26

Introduced by:


Henry Gray Nixon

Date: April 16, 2013

BE IT RESOLVED, by the Council of the City of York, Pennsylvania, and it is hereby resolved by the authority of the same as follows:

Council hereby approves a Certificate of Appropriateness to be certified to and forwarded by the City Clerk to the York City Building Inspector who is hereby authorized to issue permits for work to be covered in the following application(s) as recommended and approved by the Historical Architectural Review Board:

1. **Dusan Bratic** for work to be done at **21 S. George St.**
2. **Todd Strickhouser** for work to be done at **455 W. Market St.**
3. **Teresa Johnescu** for work to be done at **31 S. Queen St.**
4. **Don Delp** for work to be done at **710 S. George St.**
5. **SAA Architects** for work to be done at **259-261 E. Philadelphia St.**
6. **Erin Kilby** for work to be done at **156 N. George St.**

The foregoing work to be done in accordance with plans and specifications approved by the Historical Architectural Review Board.

Passed Finally: **April 16, 2013**

By the following vote:

YEAS: Nixon, Helfrich, Satterlee, Hill-Evans - 4

NAYS: None

ABSTAIN: Nelson - 1


Carol Hill-Evans, President of Council

ATTEST:


Dianna L. Thompson-Mitchell, City Clerk



York Historical Architectural Review Board Agenda

5:30 PM Wednesday, March 6, 2013
101 South George Street, York, PA 17401

I Welcome (5:30pm): John Fox, HARB Chair

II Agenda (5:31 – 5:32pm): Additions or changes to the agenda

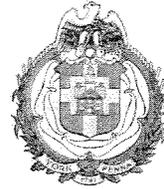
III Cases (5:33 – 7:00pm):

- aw/cont* 1. 21 South George Street – A request by Dusan Bratic for a Certificate of Appropriateness to install a black awning sign to say Planeta Latino, 16.5' x 2' x 2.5'.
- aw/cont* 2. 455 West Market Street – A request by Todd Strickhouser for a Certificate of Appropriateness to replace slate roofing on the front mansard and dormers (roof and sides) with GAF Timberline shingles.
- aw/cont* 3. 31 South Queen Street – A request by Teresa Johnesqu for a Certificate of Appropriateness to replace wood double hung windows with replacement Trimline Liberty Series 200 and to rebuild the rear porch in kind.
- aw/cont* 4. 710 South George Street – A request by Don Delp for a Certificate of Appropriateness to replace missing roof finials.
- aw/cont* 5. 259-261 East Philadelphia Street – A request by SAA Architects on behalf of Bell Socialization Services for a Certificate of Appropriateness for a full scale rehabilitation.

IV Other Business: (7:00pm)

aw/discussion
Meeting minute/Approval discussion of minutes from March 6th, 2013 HARB meeting.

VI Adjourn (7:15pm)



York Historical Architectural Review Board

Meeting Minutes

Wednesday, April 3, 2013

DRAFT

A meeting of the York Historical Architectural Review Board was held on Wednesday, April 3rd, 2013 at 5:30 PM at 101 South George Street, York, PA.

Members in attendance included Dennis Kunkle, Vice Chair; Theresa Johnescu; Mark Shermeyer; Dave Redshaw; Matt Argabright; Craig Zumbun; and HARB Consultant Alycia Reiten.

Absent: John Fox, Robyn Pottorff, Genevieve Ray, Justine Landis

The following cases are forwarded to York City Council with the recommended actions:

1. 21 South George Street – A request by Dusan Bratic for a Certificate of Appropriateness to install a black awning sign to say Planeta Latino, 16.5' x 2' x 2.5'.

Points of Discussion:

- ❖ The application was presented by Fernando Rendon. He described the proposed awning. He said it will be black and say Boost Mobil. The material is similar to what was installed at the neighboring property. The proposal is 16' wide by 2' high. There was discussion about mounting fasteners to the existing sign panel board, just like the current awning is installed.

On a motion by Dave Redshaw, second by Mark Shermeyer, the board voted 6-0 to *Approve* the proposed application with the stipulation that placement should be in the location and area of the existing awning so as not to cover the decorative building features above or below.

2. 455 West Market Street – A request by Todd Strickhouser for a Certificate of Appropriateness to replace slate roofing on the front mansard and dormers (roof and sides) with GAF Timberline shingles.

Points of Discussion:

- ❖ The application was presented by Todd Strickhouser. He explained that the existing mansard roof, dormers and sides are slate. He said the metal is rusty and worn and needs to be replaced. He would like to install GAF 30 year architectural shingles in place of the slate.
- ❖ Dave Redshaw asked if the GAF shingles could be installed with the visual replication of the existing decorative scalloped slate bands.

- ❖ Mark Shermeyer provided examples of where this was done on other buildings using the same material composition as the proposed GAF.
- ❖ Todd Strickhouser said he would be able to do the decorative band.

On a motion by Teresa Johnescu, second by Mark Shermeyer, the board voted 6-0 to *Approve* the proposal with the stipulation that a decorative band of scalloped shingles be added to the mansard to mimic the late and that the top and bottom of the scallops are no higher or lower than the existing band and that the approval is in recognition of precedence of previous material changes and the deterioration of the existing flashing makes the repair not possible.

3. 710 South George Street – A request by Don Delp for a Certificate of Appropriateness to replace missing roof finials.

Points of Discussion:

- ❖ The application was presented by Don Delp. He explained the application request. There is one remaining concrete fluted based finial on the roof. The owner would like to replace it with four matching finials but cannot find one to replicate the existing one.
- ❖ He has researched and exhausted all avenues to find a replacement that would be of the same height and width. The only apparent option would be to try to recast a set. To recast he would have to build forms for each and pour material. This is extremely expensive and the owner does not want concrete again because of the liability if one should fall off, as has happened with the original ones.
- ❖ The proposed finial is roughly the same size. The original square bases still exist with the rods so the replacements would be fixed to the rods and painted. Wood is not an acceptable material because it will be difficult to maintain and it will deteriorate rapidly.
- ❖ Dave Redshaw offers an example of the bank downtown that has fluted finials on the roof that were remade using a fiberglass and glazing system to match one of the originals. (Staff to locate file and provide info to applicant.)
- ❖ Mark Shermeyer states that it is difficult to get the appropriate replacements because mold were often cast on site during construction and are no longer available.

On a motion by Mark Shermeyer, second by Craig Zumbrun, the board voted 6-0 to *Approve* the application as presented with the stipulation that the replacement finials be painted and textured to match the existing original finial as closely as possible and that the original finial be salvaged and stored at the property.

4. 31 South Queen Street – A request by Teresa Johnescu for a Certificate of Appropriateness to replace wood double hung windows with replacement Trimline Liberty Series 200 and to rebuild the rear porch in kind.

Points of Discussion:

- ❖ The application was presented by Teresa Johnescu. She presented information for new windows in the front façade oriel and porch railing system at the rear second floor porch.

- ❖ She described the condition of the existing oriel windows as deteriorated beyond repair. She proposed TrimLine Liberty Series 200 wood replacement windows that she will paint to match the original and set into the existing frame.
- ❖ The rear porch railing on the second floor is rotten and beyond repair. She proposed a Timbertek traditional walnut color rail pack replacement. A sample was shown. Just the rail pack to be replaced, the ceiling posts will remain and be painted to match.

On a motion by Mark Shermeyer, second by Dave Redshaw, the board voted 5-0 (Teresa Johnescu recused herself) to *Approve* the application as submitted.

5. 259-261 East Philadelphia Street – A request by SAA Architects on behalf of Bell Socialization Services for a Certificate of Appropriateness for a full scale rehabilitation.

Points of Discussion:

The application was presented by Mark Shermeyer on behalf of Bell Socialization Services. He explained that the double property was the home offices of the organization up until about 10 years ago, but has been sitting vacant since. The property is in disrepair and they propose improvements to deteriorated elements to convert to two sets of residential units.

261 East Philadelphia

- ❖ Philadelphia street front façade.
 - Replace the existing 3-tab asphalt shingle roof with Timberline architectural shingles in slate grey
 - New round gutters and downspouts
 - 1/1 replacement wood windows set into the existing frames
 - New wood entrance door to match the existing
 - Remove the plywood & louver at the basement windows and replace with new louvers into the existing frames.
 - Strip, repair with consolidant as needed, all wood trim (& fascia and sills) and paint.
 - Low pressure water to clean the brick, repair/replace brick and mortar as needed in kind
 - Paint the entire facade
- ❖ Pine Street Façade
 - 1/1 replacement wood windows set into the existing frames
 - Remove the plywood & louver at the basement windows and replace with new louvers into the existing frames.
 - Remove the existing aluminum siding and replace with fiber cement siding
 - Infill the existing air conditioner opening with salvaged brick
 - Create a new opening for bedroom access with a casement wood window with applied exterior divided lite to resemble the original 1/1 configuration
 - The existing first floor double window will be changed to a casement wood window with applied exterior divided lite to resemble the original 1/1 configuration to meet access requirements
 - Replace the existing K-style gutter system in kind
 - Replace the railing and deck system with composite system to match the moulding and mill work specifications and provided by Historic York, Inc.
 - Low pressure water to clean the brick, repair/replace brick and mortar as needed in kind
 - Strip, repair with consolidant as needed, all wood trim and paint.
 - Paint the entire facade

❖ Alley Façade

- Replace the existing 3-tab asphalt shingle roof with Timberline architectural shingles in slate grey
- Remove the existing aluminum siding and replace with fiber cement siding
- Low pressure water to clean the brick, repair/replace brick and mortar as needed in kind
- Infill the existing a/c opening with brick to match the wall
- Replace the existing wood door with a new one in kind
- 1/1 replacement wood windows set into the existing frames
- Replace the existing K-style gutter system in kind
- Replace the railing and deck system with composite system to match the moulding and mill work specifications and provided by Historic York, Inc.
- New EPDM roof
- Strip, repair with consolidant as needed, all wood trim and paint.
- Paint the entire facade

259 East Philadelphia Street

❖ Alley Side

- Replace the existing 3-tab asphalt shingle roof with Timberline architectural shingles in slate grey
- New EPDM roof
- 1/1 replacement wood windows set into the existing frames, requesting option for vinyl replacement windows on this façade if budget does not allow wood. Board members discuss that the façade is extremely visible from the alley since there are not buildings on the property to obscure the view so vinyl would not be appropriate.
- Replace the existing siding with fiber cement siding
- Replace the railing and deck system with composite system to match the moulding and mill work specifications and provided by Historic York, Inc.
- Remove the existing catwalk between buildings
- Replace the existing K-style gutter system in kind
- Create a new basement access with a new four panel wood entrance door
- Install a metal guard and hand rail system at the entrance of the new basement access to match the existing railing at the front entrance
- The existing third floor dormer window will be changed to a casement wood window with applied exterior divided lite to resemble the original 1/1 configuration to meet access requirements
- Strip, repair with consolidant as needed, all wood trim and paint.
- Paint the entire facade

❖ Interior West Façade

- Replace the existing 3-tab asphalt shingle roof with Timberline architectural shingles in slate grey
- New EPDM roof
- 1/1 replacement wood windows set into the existing frames, requesting option for vinyl replacement windows on this façade if budget does not allow wood. Board members discuss that the façade is extremely visible from the alley since there are not buildings on the property to obscure the view so vinyl would not be appropriate.
- Strip, repair with consolidant as needed, all wood trim and paint.
- Remove the existing aluminum siding and replace with fiber cement siding
- Replace the railing and deck system with composite system to match the moulding and mill work specifications and provided by Historic York, Inc.
- Replace the existing K-style gutter system in kind
- Replace the existing second floor 4 panel wood door in kind

- ❖ Philadelphia Street Façade
 - New round gutters and downspouts
 - Replace the existing wood entrance door in kind
 - 1/1 replacement wood windows set into the existing frames
 - Remove the plywood & louver at the basement windows and replace with new louvers into the existing frames.
 - Strip, repair with consolidant as needed, all wood trim and paint.
 - Repair/replace in kind the existing wood siding
 - The existing third floor dormer window will be changed to a casement wood window with applied exterior divided lite to resemble the original 1/1 configuration to meet access requirements

- ❖ Site Work
 - Install a new pressure treated wood privacy fence

Craig Zumbrun expressed concern over the 2/2 window configuration at the rear elle of the property as having significance in their own right and that they should be retained.

On a motion by Dave Redshaw, second by Teresa Johnescu the board voted 5-0 (Mark Shermeyer recused himself) to approve the application with the stipulation that wood windows be used in the rear, not vinyl, the stockade fence have clipped corners or a squared top, the slate Mansard on 259 be preserved if possible but may be replaced if necessary with Timberline architectural shingles in slate grey – color samples to be submitted to Historic York for approval using slate grey or equivalent color, wood 2/2 windows on the rear elle of 259 are preferred but wood 1/1 are acceptable, and all penetrating mechanicals be done so in the least obtrusive manner possible.

Other Business:

Discussion of the Meeting minutes of the March 6th, 2013 HARB meeting.

- ❖ Modifications to 156 North George Street were approved during the regular March 6 HARB meeting. The applicant requested the board reconsider the language of the approved Certificate of Appropriateness to include a broader coverage of consent and façade improvements. The board reviewed their discussion from the meeting and found the approval was recommended appropriately and consistently with the application presented and discussed. Nothing had been presented by the applicant or included in the application related to the front façade beyond the canopy, which was addressed during the meeting to be maintained with a fabric awning. The board discussed the requested changes and stated the language is appropriate. They amended the language only to include the statement that “or other qualified masonry preservation specialist” be used to explore alternative solutions to repair.

On a motion by Dave Redshaw, second by Matt Argabright, the board voted 5-0 (Dennis Kunkle recused himself) to *Approve* the adjusted minutes of the March 6th, 2013 HARB meeting.

CERTIFICATE of APPROPRIATENESS
RECOMMENDATION to YORK CITY COUNCIL

APPLICATION FOR PROPERTY ADDRESS: 21 South George Street, York, PA

APPLICANT: Fernando Rendon

At the public meeting held on Wednesday, April 3rd, 2013 the Board of Historical Architectural Review considered an application for a permit for work to be performed on the above-identified property located with the Historic District.

Proposed Work:

- *To install a new black fixed awning sign 16' x 2' x 2'5" that says "boost mobile" in white lettering*

Photos/Plans Attached:

Effect of the proposed change upon the general historic and architectural nature of the district [1731.09(a) of the Codified Ordinances of York, Pennsylvania]:

Appropriateness of exterior architectural features which can be seen from a public street or way only [1731.09(b)]:

General design, arrangement, texture, material and color of building or structure and relation of such factors to similar features of other buildings or structures in the district [1731.09(c)]:

Other relevant findings of fact:

WHEREUPON THE BOARD VOTED TO RECOMMEND APPROVAL OF THE APPLICATION:

AS PRESENTED IN THE ATTACHED PRELIMINARY REVIEW SHEET.

X AS AMENDED FROM THE PRELIMINARY REVIEW SHEET AS FOLLOWS:

WITH STIPULATION THAT NEW AWNING DOESN'T HIDE ANY ARCHITECTURAL FEATURES. IT SHOULD FIT IN THE SAME LOCATION AS THE CURRENT AWNING.

DISSENTING VOTES AND RATIONALE: _____

(over)

WHEREUPON THE BOARD VOTED TO RECOMMEND DENIAL OF THE APPLICATION BECAUSE:

DISSENTING VOTES AND RATIONALE:

Dennis Kunkle
John Fox, HARB Chair *co/chair*
Dennis Kunkle

This application was reviewed by City Council on _____ and has been _____ APPROVED _____ DENIED

Carol Hill Evans
Carol Hill-Evans, President of City Council

=====
The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR Part 67) pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent or related new construction. HARB applies these Standards to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CERTIFICATE of APPROPRIATENESS
RECOMMENDATION to YORK CITY COUNCIL

APPLICATION FOR PROPERTY ADDRESS: 455 West Market Street, York, PA

APPLICANT: Todd Strickhouser

At the public meeting held on Wednesday, April 3rd, 2013 the Board of Historical Architectural Review considered an application for a permit for work to be performed on the above-identified property located with the Historic District.

Proposed Work:

- *To replace slate roofing from the front mansard and dormers and replace with GAF Timberline shingles in black.*

Photos/Plans Attached:

Effect of the proposed change upon the general historic and architectural nature of the district [1731.09(a) of the Codified Ordinances of York, Pennsylvania]:

Appropriateness of exterior architectural features which can be seen from a public street or way only [1731.09(b)]:

General design, arrangement, texture, material and color of building or structure and relation of such factors to similar features of other buildings or structures in the district [1731.09(c)]:

Other relevant findings of fact:

WHEREUPON THE BOARD VOTED TO RECOMMEND APPROVAL OF THE APPLICATION:

 AS PRESENTED IN THE ATTACHED PRELIMINARY REVIEW SHEET.

 X AS AMENDED FROM THE PRELIMINARY REVIEW SHEET AS FOLLOWS:

A BAND OF SCALLOPED SHINGLES SHALL BE USED TO
MIMIC THE ORIGINAL SLATE BAND. THE TOP + THE
BOTTOM OF BAND SHALL BE AT THE SAME MEASUREMENTS
(TOP + BOTTOM) AS THE ORIGINAL.

DISSENTING VOTES AND RATIONALE: _____

(over)

WHEREUPON THE BOARD VOTED TO RECOMMEND DENIAL OF THE APPLICATION BECAUSE:

DISSENTING VOTES AND RATIONALE:

Dennis Kunkle

John Fox, HARB Chair
Dennis Kunkle, co-chair

This application was reviewed by City Council on _____ and has been _____ APPROVED _____ DENIED

Carol Hill Evans

Carol Hill-Evans, President of City Council

=====

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR Part 67) pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent or related new construction. HARB applies these Standards to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CERTIFICATE of APPROPRIATENESS
RECOMMENDATION to YORK CITY COUNCIL

APPLICATION FOR PROPERTY ADDRESS: 31 South Queen Street, York, PA

APPLICANT: Doug & Teri Johnescu

At the public meeting held on Wednesday, April 3rd, 2013 the Board of Historical Architectural Review considered an application for a permit for work to be performed on the above-identified property located with the Historic District.

Proposed Work:

- *To replace deteriorated 1/1 wood windows in the oriel with Trimline L200.*
- *To replace the deteriorated porch railing on the second floor porch located at the rear of the building.*

Photos/Plans Attached:

Effect of the proposed change upon the general historic and architectural nature of the district [1731.09(a) of the Codified Ordinances of York, Pennsylvania]:

Appropriateness of exterior architectural features which can be seen from a public street or way only [1731.09(b)]:

General design, arrangement, texture, material and color of building or structure and relation of such factors to similar features of other buildings or structures in the district [1731.09(c)]:

Other relevant findings of fact:

WHEREUPON THE BOARD VOTED TO RECOMMEND APPROVAL OF THE APPLICATION:

AS PRESENTED IN THE ATTACHED PRELIMINARY REVIEW SHEET.
 AS AMENDED FROM THE PRELIMINARY REVIEW SHEET AS FOLLOWS:

DISSENTING VOTES AND RATIONALE: _____

_____ (over)

WHEREUPON THE BOARD VOTED TO RECOMMEND DENIAL OF THE APPLICATION BECAUSE:

DISSENTING VOTES AND RATIONALE:

Dennis Kunkle

John Fox, HARB Chair

Dennis Kunkle co/chair

This application was reviewed by City Council on _____ and has been _____ APPROVED _____ DENIED

Carol Hill-Evans

Carol Hill-Evans, President of City Council

=====

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR Part 67) pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent or related new construction. HARB applies these Standards to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CERTIFICATE of APPROPRIATENESS
RECOMMENDATION to YORK CITY COUNCIL

APPLICATION FOR PROPERTY ADDRESS: 710 South George Street, York, PA

APPLICANT: Don Delp

At the public meeting held on Wednesday, April 3rd, 2013 the Board of Historical Architectural Review considered an application for a permit for work to be performed on the above-identified property located with the Historic District.

Proposed Work:

- *To replace missing roof finials*

Photos/Plans Attached:

Effect of the proposed change upon the general historic and architectural nature of the district [1731.09(a) of the Codified Ordinances of York, Pennsylvania]:

Appropriateness of exterior architectural features which can be seen from a public street or way only [1731.09(b)]:

General design, arrangement, texture, material and color of building or structure and relation of such factors to similar features of other buildings or structures in the district [1731.09(c)]:

Other relevant findings of fact:

WHEREUPON THE BOARD VOTED TO RECOMMEND APPROVAL OF THE APPLICATION:

 AS PRESENTED IN THE ATTACHED PRELIMINARY REVIEW SHEET.

 X AS AMENDED FROM THE PRELIMINARY REVIEW SHEET AS FOLLOWS:

THE REPLACEMENT WILL BE PAINTED + TEXTURED TO
MATCH THE ORIGINALS AS CLOSE AS POSSIBLE. THE
ONE EXISTING COMPLETE URN WILL BE STORED AT THE
PROPERTY.

DISSENTING VOTES AND RATIONALE: _____

(over)

WHEREUPON THE BOARD VOTED TO RECOMMEND DENIAL OF THE APPLICATION BECAUSE:

DISSENTING VOTES AND RATIONALE:

Dennis Kunkle

John Fox, HARB Chair co-chair
Dennis Kunkle

This application was reviewed by City Council on _____ and has been _____ APPROVED _____ DENIED

Carol Hill-Evans

Carol Hill-Evans, President of City Council

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR Part 67) pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent or related new construction. HARB applies these Standards to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CERTIFICATE of APPROPRIATENESS
RECOMMENDATION to YORK CITY COUNCIL

APPLICATION FOR PROPERTY ADDRESS: 259-261 East Philadelphia Street, York, PA

APPLICANT: SAA Architects on behalf of Bell Socialization

At the public meeting held on Wednesday, April 3rd, 2013 the Board of Historical Architectural Review considered an application for a permit for work to be performed on the above-identified property located with the Historic District.

Proposed Work:

- *A full scale rehabilitation*
 - *Replace wood sash in kind*
 - *New perimeter fence*
 - *New exterior stair and basement access*
 - *Replace the rear deck*
 - *Replace siding in kind*
 - *Repair masonry as needed*
 - *Replace exterior doors in kind*
 - *Replace gutters and downspouts in kind (round for round, k for k)*
 - *Create a new window opening as required by the building code*

Photos/Plans Attached:

Effect of the proposed change upon the general historic and architectural nature of the district [1731.09(a) of the Codified Ordinances of York, Pennsylvania]:

Appropriateness of exterior architectural features which can be seen from a public street or way only [1731.09(b)]:

General design, arrangement, texture, material and color of building or structure and relation of such factors to similar features of other buildings or structures in the district [1731.09(c)]:

Other relevant findings of fact:

WHEREUPON THE BOARD VOTED TO RECOMMEND APPROVAL OF THE APPLICATION:

AS PRESENTED IN THE ATTACHED PRELIMINARY REVIEW SHEET.

X AS AMENDED FROM THE PRELIMINARY REVIEW SHEET AS FOLLOWS:
WITH STIPULATION THAT VINYL WINDOWS SHALL BE WOOD AND
FENCE SHALL HAVE CLIPPED-CORNER BOARDS AND SLATE
ROOF MAY BE REPLACED WITH TIMBERLINE LIKE ELSEWHERE
IF THE SLATE CANT BE PRESERVED. THE SHINGLE COLORS
WILL BE PRESENTED TO HISTORIC YORK, INC. ALL PENETRATIONS
FROM BUILDING FOR MECHANICALS WILL BE AT NON-INTRUSIVE
LOCATIONS.

CONTINUED ON REAR →

DISSENTING VOTES AND RATIONALE: _____

(over)

WHEREUPON THE BOARD VOTED TO RECOMMEND DENIAL OF THE APPLICATION BECAUSE:

DISSENTING VOTES AND RATIONALE:

Dennis Krinkle

John Fox, HARB Chair
Dennis Krinkle co-chair

This application was reviewed by City Council on _____ and has been _____ APPROVED _____ DENIED

Carol Hill-Evans

Carol Hill-Evans, President of City Council

The Secretary of the Interior's Standards for Rehabilitation

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CERTIFICATE of APPROPRIATENESS
RECOMMENDATION to YORK CITY COUNCIL

APPLICATION FOR PROPERTY ADDRESS: 156 North George Street, York, PA

APPLICANT: Erin Kilby

At the public meeting held on Wednesday, March 6, 2013 the Board of Historical Architectural Review considered an application for a permit for work to be performed on the above-identified property located with the Historic District.

Proposed Work:

1. To install an Insulation Finish System overlay to the eastern portion of the North façade and corrugated metal panel siding to the remaining north façade. The applicant also proposes to replace the fabric awnings on the front façade over the existing frames, with a metal cladding to match the proposed metal siding.

Photos/Plans Attached:

Effect of the proposed change upon the general historic and architectural nature of the district [1731.09(a) of the Codified Ordinances of York, Pennsylvania]:

Appropriateness of exterior architectural features which can be seen from a public street or way only [1731.09(b)]:

General design, arrangement, texture, material and color of building or structure and relation of such factors to similar features of other buildings or structures in the district [1731.09(c)]:

Other relevant findings of fact:

**AMEND MINUTES & CERTIFICATE OF APPROPRIATENESS
AS PER BELOW.**

WHEREUPON THE BOARD VOTED TO RECOMMEND APPROVAL OF THE APPLICATION
AS PRESENTED IN THE ATTACHED PRELIMINARY REVIEW SHEET.

AS AMENDED FROM THE PRELIMINARY REVIEW SHEET AS FOLLOWS:

- 1) MOTION IS TO CONDITIONALLY APPROVE APPLICATION ONLY AFTER CONSULTING W/ MRS (MASONRY PRESERVATION SYSTEMS) FOR OTHER SOLUTIONS. IF OTHER SOLUTIONS ARE NOT APPLICABLE, PRESENT APPLICATION WILL BE APPROVED. MRS W/ BE IN CONSULTATION W/ HISTORIC YORK
- 2) CAMPS TO BE USED INSTEAD OF STANDING SEAM OR PRESENT ROOFING MATERIALS.

OR OTHER
QUALIFIED
MASONRY
PRESERVATION
SPECIALIST

WMA
4/3/13

DISSENTING VOTES AND RATIONALE:

(over)

WHEREUPON THE BOARD VOTED TO RECOMMEND DENIAL OF THE APPLICATION BECAUSE:

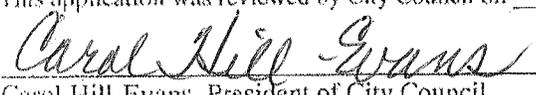
DISSENTING VOTES AND RATIONALE:



John Fox, HARB Chair

Amended 4/3/13 

This application was reviewed by City Council on _____ and has been _____ APPROVED _____ DENIED



Carol Hill-Evans, President of City Council

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The Secretary of the Interior's Standards for Rehabilitation

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