

# 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

September 17, 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](http://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 **September 3, 2013.**

VI. Correspondence and/or Announcements

VII. Presentations, Proclamations and Awards: None

VIII. Committee Meeting(s) Scheduled

- **Committee Work Session:** Scheduled for Wednesday, September 25, 2013 at 6:00 p.m. in Council Chambers. Council will be discussing items for the October legislative agenda.

IX. Status of Prior Committee Referrals: No reports.

- 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. 65 - A Resolution  
Accepting the recommendations of HARB.  
Introduced by: Carol Hill-Evans  
Originator: Historic York

**Final Passage of Bills / Resolutions**

NONE

**New Business**

2. Resolution No. 66 - A Resolution  
Authorizing the release of security funds. (To St. Mathews Church, 839 W. Market St., in the amount of \$20,278.50)  
Introduced by: Renee S. Nelson  
Originator: Economic & Community Development (PP&Z)
3. Resolution No. 67 - A Resolution  
Appointing Stanley Sexton to the York City Human Relations Commission.  
Introduced by: Henry Hay Nixon  
Originator: Mayor
4. Resolution No. 68 - A Resolution  
Authorizing a lease agreement. (With YCEDC for spaced leased at 435 W. Phila St. by the York City Bureau of Health - \$4,461/mo.)  
Introduced by: Renee S. Nelson  
Originator: Economic & Community Development (Health)

- 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. 65

*Carol Hill-Evans*

Introduced by: **Carol Hill-Evans**

Date: **September 17, 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. **Anguedita Rodriguez** for work to be done at **41 Columbia Ave.**
2. **Bradley Leib** for work to be done at **234 W. Clarke Ave.**
3. **Bob Peters** for work to be done at **15 S. Pershing Ave.**
4. **Shannon Shupp** for work to be done at **19 N. Hartley St.**

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

Passed Finally: September 17, 2013

By the following vote:

YEAS: Helfrich, Nixon, Satterlee, Nelson, Hill-Evans - 5

NAYS: None.

*Carol Hill-Evans*  
\_\_\_\_\_  
Carol Hill-Evans, President of Council

ATTEST:

*Dianna L. Thompson-Mitchell*  
\_\_\_\_\_  
Dianna L. Thompson-Mitchell, City Clerk



York Historical Architectural Review Board  
Agenda  
5:30 PM Wednesday, September 4, 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 Minutes (5:33 – 5:35pm): Approve minutes from August 7, 2013 HARB meeting
- IV Cases (5:36 – 7:15pm):
  - 1. 45 West Market Street – A preliminary presentation by Patrick Anderson.
  - 2. 41 Columbia Avenue – A request by Anguedita Rodriguez for a Certificate of Appropriateness to replace the front window. (*Tabled from July 3 meeting*)
  - 3. 234 W. Clarke Avenue – A request by Bradley Ljeb for a Certificate of Appropriateness to replace windows.
  - 4. 15 S. Pershing Avenue – A request by Bob Peters for a Certificate of Appropriateness to replace windows.
  - 5. 19 N. Hartley Street – A request by Shannon Shupp for a Certificate of Appropriateness to replace the front porch.
- V Other Business
- VI Adjourn (7:00pm)



**York Historical Architectural Review Board**  
Meeting Minutes  
**DRAFT**

A meeting of the York Historical Architectural Review Board was held on Wednesday, September 4, 2013 at 5:30 PM at 101 South George Street, York, PA.

Members in attendance included John Fox, Chair; Dennis Kunkle, Vice Chair; Dave Redshaw; Justine Landis; Craig Zumbrun (5:32); Mark Shermeyer (5:35); and HARB Consultant Alycia Reiten.

Absent: Robyn Pottorff, Teresa Johnescu, Genevieve Ray, Matt Argabright

On a motion by Dennis Kunkle, second by Mark Shermeyer the board voted 4-0 to *Approve* the minutes of the August 7, 2013 HARB meeting.

- A preliminary presentation by Patrick Anderson for 45 West Market Street did not occur.

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

1. 41 Columbia Avenue – A request by Anguedita Rodriguez for a Certificate of Appropriateness to replace the front window. (Tabled from July 3 meeting)

Points of Discussion

- The application was presented by Gustavo Zabala. He provided two window samples for replacement on the property. He explained that he tried to find a fiberglass window but they were very expensive. The options he shows are vinyl and clad. He said the prices are \$144 for vinyl and \$337 for the clad. He wants to use the cheaper vinyl window.
- Dave Redshaw asks about sizing and if the windows special order. The applicant said yes, they are all tall and thin – 24x72 on the first floor and 29x62 on the second floor.
- Dave Redshaw then asks about restoring the existing, original windows and the applicant says they are too bad, no counterweights left.
- John Fox states that a window such as an Anderson Woodwright is more appropriate because it looks more similar to the original than the ones being proposed. John asks why Pella and the owner said price. The applicant stated he looked at Home Depot and Lowes because they have the best prices.
- Discussion continued regarding store options such as Yorktowne Roofing, sash sizing, storm windows, the fact that the building is covered in vinyl siding already, but the mansard roof still has its original slate.
- The existing jams to be repaired and painted
- Craig Zumbrun states that in recognition that this building has already forfeited its historic integrity and because of the vinyl siding already installed, he supports the proposed vinyl windows. Discussion among the board as to the building structure, they are very narrow, the

benefit to preserve the structure now in hopes that an economic driver later on revives to improve the block which has lost most of its integrity.

*On a motion by Craig Zumbrun, second by Justine Landis, the board voted 5-1 to approve the application as presented with vinyl Thermostar replacement windows because the original historic integrity is gone and to prevent further degradation of the structure. Dave Redshaw against stating the whole block is not completely degraded, and that this is setting a precedence to allow vinyl on the front facade which will further the degradation of the historic integrity. He also states that cost cannot be considered by the HARB.*

2. 234 W. Clarke Avenue – A request by Bradley Leib for a Certificate of Appropriateness to replace windows.

Points of Discussion

- The application was presented by Bradley Leib. He explains he purchased the property at tax sale. In the 80's the building underwent a restoration which included replacement of the windows with aluminum sash while preserving the decorative surround. The windows are failing, fogging up, muntins missing, balances failed. He would like to replace in kind but with interior window divides since the building next to him along the Codorus, replaced their windows with interior grids. He explained it's a cleaning issue with the divided muntins.
- Dave Redshaw asked about the fogging issue. The applicant explained that the exterior frame work stays, some sills are concrete, some wood, some steel. He will pull the old windows and put in new of the same.
- Mark Shermeyer asks about color. Since this is a permanent item color is under HARB purview. The owner said red and that he will paint the wood to match and caulk to match as well.
- The applicant mentions an additional item not on the application – the property has double wood barn doors. He would like to replace in kind.

*On a motion by Dave Redshaw, second by Mark Shermeyer the board voted 6-0 to approve the application as presented with interior mullions (same color) and two sets of wood doors in kind because the building is industrial in an industrial neighborhood.*

3. 15 S. Pershing Avenue – A request by Bob Peters for a Certificate of Appropriateness to replace windows.

Points of Discussion

- The application was presented by Tony Miller of Applebees. He explained that the property has wood windows in front, and the side and back are aluminum with insulation applicators. The aluminum windows are set inside the original frames. He would like to replace the aluminum replacement windows with new vinyl replacement windows and wrap the frames.
- There was discussion about wrapping the frames and how that is inappropriate.

*On a motion by Mark Shermeyer, second by Craig Zumbrun the board voted 6-0 to approve the application as submitted with the exception that the original wood frame will not be wrapped. The new sash will be set inside the existing frame, replacing historically inappropriate windows on the side and rear. The historic wood windows on the front will remain.*

4. 19 N. Hartley Street – A request by Shannon Shupp for a Certificate of Appropriateness to replace the front porch.

Points of Discussion

- The application was presented by Shannon Shupp. She explained that the property is a rental and that she received notice to repair the front porch. The porch is wood and is larger than the others on the block. She said neighbors have concrete. She would like to replace it with wood but made smaller.
- Discussion took place as to sizing and determining why it was larger, perhaps built over the older concrete stoop or original brownstone.

*On a motion by Mark Shermeyer, second by Dave Redshaw, the board voted 6-0 to approve the application as presented with removal of the wood porch and repair or replace with concrete or wood with smaller dimensions to meet cope, match existing stoops on block re-using the existing handrail.*

Being no further business the meeting was adjourned at 6:30.

CERTIFICATE of APPROPRIATENESS  
RECOMMENDATION to YORK CITY COUNCIL

APPLICATION FOR PROPERTY ADDRESS: 41 Columbia Avenue

APPLICANT: Anguedita Rodriguez

At the public meeting held on Wednesday, September 4, 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 replace the front windows.

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]:

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

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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)]:

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Other relevant findings of fact:

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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:

APPROVED TO INSTALL THERMOSTAT W/IN WINDOWS ONE TO  
HISTORICAL DEGRADATION OF BUILDING & BLOCK & TO PREVENT FURTHER  
DEGRADATION OF STRUCTURE.

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DISSENTING VOTES AND RATIONALE: \_\_\_\_\_

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(over)

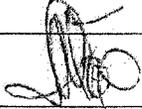
WHEREUPON THE BOARD VOTED TO RECOMMEND DENIAL OF THE APPLICATION BECAUSE:

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DISSENTING VOTES AND RATIONALE:

ACCORDING TO THE HISTORIC DISTRICTS COMMISSION PERMIT FEELINGS  
DEGRADATION OF THE BLOCK & HISTORICAL DISTRICT.



John Fox, HARB Chair

This application was reviewed by City Council on 9/17/13 and has been X APPROVED \_\_\_\_\_ DENIED



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: 234 West Clarke Avenue

APPLICANT: Bradley Lieb *LB*

At the public meeting held on Wednesday, September 4, 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 replace the windows.

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]:

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

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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)]:

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Other relevant findings of fact:

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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:

*WINDOWS TO BE REPLACED W/ KINDS W/ INTERIOR MATCHING (ALUMINUM)  
TO MATCH COLOR OF WINDOW FRAME/SHUTTER.*

*PAVED DRIVE W/ BE REPLACED W/ KINDS W/ WOOD  
BECAUSE IS IN HISTORIC AREA & IS INDUSTRIAL BUILDING.*

DISSENTING VOTES AND RATIONALE: \_\_\_\_\_

(over)

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

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DISSENTING VOTES AND RATIONALE:



John Fox, HARB Chair

This application was reviewed by City Council on 9/17/13 and has been  APPROVED  DENIED



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.

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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: 15 South Pershing Avenue

APPLICANT: Bob Peters

At the public meeting held on Wednesday, September 4, 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 replace the windows.

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]:

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

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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)]:

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Other relevant findings of fact:

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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:

- ORIGINAL FRAMES WILL NOT BE WRAPPED

- VINYL WINDOWS WILL BE USED TO REPLACE ALL WINDOWS ON THE SIDE ONLY. FRONT WINDOWS WILL NOT BE TOUCHED & BARE CROSS.  
FRONT

DISSENTING VOTES AND RATIONALE: \_\_\_\_\_

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(over)

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

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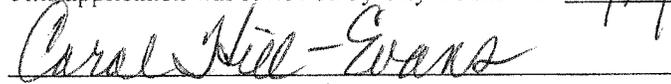
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DISSENTING VOTES AND RATIONALE:



John Fox, HARB Chair

This application was reviewed by City Council on 9/17/13 and has been X 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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CERTIFICATE of APPROPRIATENESS  
RECOMMENDATION to YORK CITY COUNCIL

APPLICATION FOR PROPERTY ADDRESS: 19 North Hartley Street

APPLICANT: Shannon Shupp

At the public meeting held on Wednesday, September 4, 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 replace the front porch.

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]:

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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)]:

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Other relevant findings of fact:

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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:

REMOVE EXISTING WOOD PORCH & PROVIDE NEW CONCRETE  
OR WOOD STOP TO MEET CODE & MATCH EXISTING STOOPS IN BLOCK.

HANDRAILS TO MATCH EXISTING PROPERTIES.

DISSENTING VOTES AND RATIONALE: \_\_\_\_\_

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(over)

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

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DISSENTING VOTES AND RATIONALE:

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John Fox, HARB Chair

This application was reviewed by City Council on 9/17/13 and has been X 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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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.

Council of City of York, PA  
Session 2013  
Resolution No. 66



INTRODUCED BY: **Renee S. Nelson**

DATE: **September 17, 2013**

WHEREAS, St Mathews Church requested the release of the public improvements security funds associated with the construction of St Mathews Evangelical Lutheran Church at 839 West Market Street; and

WHEREAS, the check for financial security was received in the amount of \$20,278.50 and

WHEREAS, York City Council approved of the Final Land Development Plan at its regularly scheduled meeting held on April 6., 2010; and

WHEREAS, the request for the release of the remaining financial security in the amount of \$20,278.50 has been reviewed by the City Planner and the City Engineer, and determined the full amount can be released; and

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of York, Pennsylvania that the financial security associated with St Mathews Church can be released, and the President of Council and City Clerk are authorized to certify this approval by affixing their signatures to the resolution.

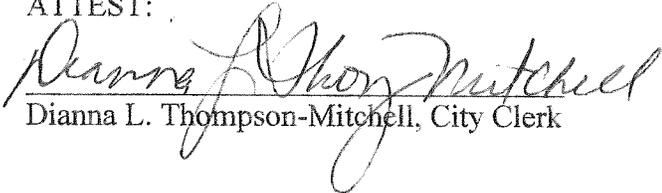
PASSED FINALLY: **September 17, 2013** BY THE FOLLOWING VOTE:

YEAS: Helfrich, Nixon, Satterlee, Nelson, Hill-Evans - 5

NAYS: None

  
\_\_\_\_\_  
Carol Hill-Evans, President of Council

ATTEST:

  
\_\_\_\_\_  
Dianna L. Thompson-Mitchell, City Clerk



# The City of York Pennsylvania

101 South George Street ❖ PO Box 509 ❖ York PA 17405

www.yorkcity.org

*Honorable C. Kim Bracey, Mayor*

*Jennie Skeadas Sherry, AICP  
City Planner  
Department of Economic & Community Development*

## **Memorandum**

To: Dianna L. Thompson-Mitchell, City Clerk

From: Jennie Skeadas Sherry, AICP, City Planner

Date: September 10, 2013

RE: Council Agenda Item: St Mathews Evangelical Lutheran Church  
Final Land Development Plan  
Release of Security Deposit – 839 West Market Street

St Mathews Church submitted a Final Land Development Plan for the re- construction of a commercial site at 839 West Market Street and;

The York City Council approved of the Final Land Development Plan at its regularly scheduled meeting held on April 6, 2010.

St Mathews Church provided a check for Security Bond for the improvements of the project in the amount of \$20,278.50.

The applicant has requested the security bond be released in a letter dated May 15, 2013.

The City Planner and the City Engineer, recommend approval of the release of security in letter dated August 26, 2013 as per the suggested City Council Resolution provided herein.

End.

Council of the City of York, PA  
Session 2013  
Resolution No. 67

INTRODUCED BY:   
Henry Hay Nixon

DATE: September 17, 2013

BE IT RESOLVED, by the Council of the City of York, Pennsylvania, that Council hereby consents to the appointment made by the Mayor of **Stanley Sexton** as a member of the **York City Human Relations Commission** to fill a vacancy created by the expired term of Victor Brown, which term shall expire July 16, 2016.

PASSED FINALLY: September 17, 2013

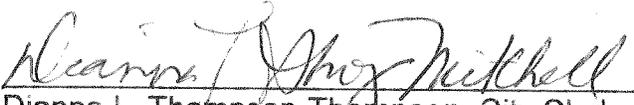
BY THE FOLLOWING VOTE:

YEAS: Helfrich, Nixon, Satterlee, Nelson, Hill-Evans - 5

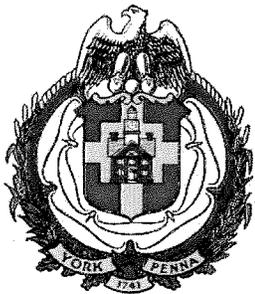
NAYS: None.

  
Carol Hill-Evans, President of Council

ATTEST:

  
Dianna L. Thompson-Thompson, City Clerk

Morpheus/Sexton-HRC-Appt.



# The City of York Pennsylvania

101 South George Street ❖ PO Box 509 ❖ York PA 17405  
www.yorkcity.org

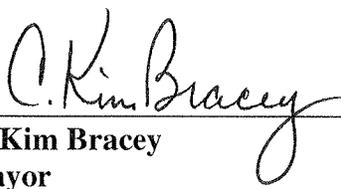
*The Honorable C. Kim Bracey, Mayor*

## Executive Order

Issued by C. Kim Bracey, Mayor

I hereby appoint Stanley Sexton, 314 Kurtz Avenue, York, PA 17401 as a member of the York City Human Relations Commission, to fill the vacancy created by the expired term of Victor Brown, which term shall expire July 16, 2016.

Witness my hand and seal this third day of September 2013.

  
\_\_\_\_\_  
C. Kim Bracey  
Mayor

08/20/2013

TO: The Honorable C. Kim Bracey

RE: York City Human Relations Commission

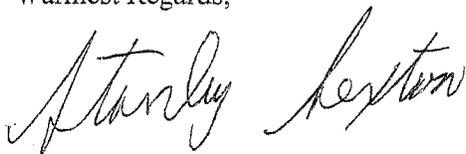
Mayor Bracey, my name is Stanley Sexton and the purpose of this letter is to request appointment to the York City Human Relations Commission.

I had previously served on the commission and I have a vast experience in dealing with the issues concerning the HRC.

I will be able to help the commission become an integral part of the city government and become a tool for the citizens of York to address all forms discrimination.

Below is my contact information, please feel free to contact me at any time; I am anxiously waiting your response.

Warmest Regards,

A handwritten signature in cursive script that reads "Stanley Sexton". The signature is written in black ink and is positioned to the right of the typed name.

Stanley Sexton

Council of the City of York, PA  
Session 2013  
Resolution No. 68

INTRODUCED BY:  Renee S. Nelson

DATE: September 17, 2013

WHEREAS, the York City Bureau of Health provides public health clinical services for the residents of the City of York; and

WHEREAS, the York County Economic Development Corporation owns and leases the building at 435 West Philadelphia Street; and

WHEREAS, the Bureau of Health desires to continue its lease agreement with the York County Economic Development Corporation to rent space for a three-year period at a rate of \$4,461 per month beginning October 1, 2013 through September 30, 2016;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of York, Pennsylvania, that the Mayor is authorized and the Controller is authorized and directed to enter into an agreement, a copy of which is attached hereto and made of part hereof, with the York County Economic Development Corporation.

PASSED FINALLY: September 17, 2013 BY THE FOLLOWING VOTE:

YEAS: Helfrich, Nixon, Satterlee, Nelson, Hill-Evans -5

NAYS: None

ATTEST:

  
PRESIDENT OF COUNCIL  
Carol Hill-Evans

  
CITY CLERK

Dianna L. Thompson-Mitchell

## AMENDMENT NO. 1 TO LEASE AGREEMENT

THIS AMENDMENT is made on this \_\_\_\_\_ day of \_\_\_\_\_, 2013 by and between York County Economic Development Corporation (hereinafter "Landlord") and City of York d/b/a York City Bureau of Health (hereinafter "Tenant").

### WITNESSETH:

WHEREAS, Landlord and Tenant entered into that certain Lease Agreement (hereinafter "Lease Agreement") dated June 18, 2008, whereby the Tenant leases approximately 4,686 square feet (hereinafter the "Premises") in the building located at 435 West Philadelphia Street, County of York, State of Pennsylvania 17401 (hereinafter the "Property"):

WHEREAS, Tenant wishes to extend the Term of the Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and intending to be legally bound hereby, Landlord and Tenant agree to as follows:

1. Article 1 shall be modified to reflect a Term of three (3) years beginning October 1, 2013 and ending September 30, 2016.

2. Article 3 shall be modified to reflect the Base Rent for the Term to be payable as follows:

<u>Period</u>	<u>Annual Base Rent</u>	<u>Monthly Base Rent</u>	<u>Rate/SF</u>
10/1/2013-9/30/2014	\$53,526.77	\$4,460.56	\$11.42
10/1/2014-9/30/2015	\$55,132.58	\$4,594.38	\$11.77
10/1/2015-9/30/2016	\$56,786.55	\$4,732.21	\$12.12

3. Article 4 shall have language inserted that shall replace the prior language. Article 4 shall now read:

Providing the Tenant is not in default of this lease agreement, Tenant shall have the option to renew this lease for an additional term of three (3) year(s) from October 1, 2016 through September 30, 2019 by giving written notice to Landlord on or before July 1, 2016. All terms and conditions of this lease shall remain unchanged except for the rental and the termination of this option. Rental for the renewal term shall be:

<u>Period</u>	<u>Annual Base Rent</u>	<u>Monthly Base Rent</u>	<u>Rate/SF</u>
10/1/2016-9/30/2017	\$58,490.15	\$4,874.18	\$12.48
10/1/2017-9/30/2018	\$60,244.85	\$5,020.40	\$12.86
10/1/2018-9/30/2019	\$62,052.20	\$5,171.02	\$13.24

4. Article 14 shall be modified to reflect that the Tenant has satisfied the improvement costs during the initial Base Term, and shall have no further obligation for improvement reimbursement payments.
5. All other terms, covenants and conditions of the Lease Agreement, except as amended or modified herein shall remain in full force and effect.

*Signatures appear on following page*

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

WITNESS:

Landlord:  
York County Economic Development Corporation  
(A Pennsylvania not-for-profit)

\_\_\_\_\_

BY: \_\_\_\_\_

\_\_\_\_\_

WITNESS:

Tenant:  
City of York d/b/a York City Bureau of Health

\_\_\_\_\_

BY: \_\_\_\_\_

\_\_\_\_\_

WITNESS:

Tenant:  
City of York d/b/a York City Bureau of Health

\_\_\_\_\_

BY: \_\_\_\_\_

\_\_\_\_\_

WITNESS:

Tenant:  
City of York d/b/a York City Bureau of Health

\_\_\_\_\_

BY: \_\_\_\_\_

\_\_\_\_\_