

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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York, Pennsylvania 17401

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AGENDA

November 18, 2014

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 period. 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

V. Moment of Silence

VI. Action on previous meeting Minutes of November 5, 2014.

VII. Presentations, Proclamations and Awards: None

VII. Meeting(s) Scheduled

Committee Work Sessions: Scheduled for Monday, November 24, 2014 at 6:00 p.m. in Council Chambers.
(Committee agenda items due by 12 noon on November 19th.)

Public Hearing – York City Council will hold a public hearing on December 2, 2014 at 6:00 p.m. in City Council Chambers, 101 S. George St., York, PA, for the purpose of receiving testimony concerning a request made by Duke's Coffee Bar, LLC to transfer liquor license R-18971 from J. Mummert Enterprises, Inc. located in Spring Grove Borough to Duke's Coffee Bar, LLC located at 101-107 S. Duke St., York City, York, PA, for the purpose of serving alcohol. City Council will plan to vote on this request during its regular meeting scheduled for December 2, 2014 at 7:00 p.m. in City Council Chambers.

2015 Budget Hearings: York City Council will hold hearings on the 2015 proposed York City budget on December 9th & 10th beginning each evening at 6:00 p.m. in City Council Chambers.

IX. Status of Prior Committee Referrals

Fire Committee (Henry Nixon, Chair) – At the October 29th committee meeting, Committee members received an update from Fire Chief Michaels on the status of securing ambulance services. An agreement was initially submitted to award a contract to White Rose Ambulance, however, Council requested a bidding process be implemented. If no bids were received or are less favorable, then a contract award to White Rose Ambulance would be considered; however, if a more favorable bid is received, Council will have the option to amend the Resolution from the floor to award a contract for the winning bid. Committee members expected the bidding process to be finalized on or before November 18th and therefore released the resolution from committee to appear on tonight’s legislative agenda.

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

Final Passage of Bills / Resolutions

2. Final Passage of Bill No. 29 – A Bill
 Amending the 2014 Budget. (\$69,042 for a JAG award)
 Introduced by: Henry Hay Nixon
 Originator: Police
Brief: Captain Butler attended the November 5th meeting and explained that school resources officers originally requested body cameras to record incidents that may result in the need to use force and footage could be captured and reviewed if an officer is accused of misconduct. He said if we have video of an incident from beginning through end, the police department is able to more rapidly close investigations. Captain Butler did say a policy has not been devised on the use of the cameras at this point but once they figure out who is doing what, they can work on drafting a policy. Also, the body cameras are compatible with the police department’s in-car equipment so the same footage will be downloaded into each system. The initial objective is for officers to turn the video on from the moment they arrive to a call and continue recording through the end of the call which then can be submitted as evidence, if needed. Captain Butler also explained that there is no ability for officers to erase footage and there is harsh punishment for any officers who attempt to tamper with evidence.
3. Final Passage of Bill No. 30 – A Bill
 Amending Article 1751 “Nuisance Abatement” of the Codified Ordinances. (To put protections in place for victims of domestic violence)
 Introduced by: Carol Hill-Evans
 Originator: Solicitor’s Office

New Business

4. Resolution No. (Pulled from the agenda) - A Resolution
 Awarding a contract for ambulance services.
 Introduced by: Henry Hay Nixon
 Originator: Fire/Rescue
Note: See above notes from “Status of Prior Committee Referrals.”

Anticipated Supplemental Agenda

*Tentative date for consideration of final passage of Bills 31-33 is slated for Council’s 12/16/14 meeting.

- 5. Introduction of a Bill No. 31* - A Bill
Amending Article 933 “Sewer Rentals” of the Codified Ordinances to increase fees for 2015.
Introduced by: Michael Ray Helfrich
Originator: Mayor/Business Administration (Finance)
- 6. Introduction of Bill No. 32* - A Bill
Adopting the 2015 York City Budget.
Introduced by: Michael Ray Helfrich
Originator: Mayor/Business Administration (Finance)
- 7. Introduction of Bill No. 33* - A Bill
Establishing the tax rate for 2015.
Introduced by: Michael Ray Helfrich
Originator: Mayor/Business Administration (Finance)

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 2014
Resolution No. 97

Introduced by: **Carol Hill-Evans**

Date: **November 18, 2014**

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. **Kinsley Construction** (for CGA Law Firm) for work to be done at **33 N. Queen St.**
2. **Susquehanna Renovations** for work to be done at **120-122 E. King St.** and **123-129 S. Duke St.**

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

Passed Finally: November 18, 2014

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



**York Historical Architectural Review Board
Agenda
Thursday November 13, 2014, 6:00pm
101 South George Street, York Pa. 17401**

- I Welcome:** John Fox, HARB Chair
- II Agenda:** Additions or changes to the agenda
- III Minutes:** No meeting since August 6, 2014
- IV Cases:**
1. 33 North Queen Street – A request by Kinsley Construction for CGA Law Firm for Certificate of Appropriateness to demolish the abandoned garage located to the rear of 33 North Queen Street. **(APPROVED)**
 2. 140 North Beaver Street – A request by Tippetts/Weaver Architects, Inc. for St. John’s Episcopal Church for a Certificate of Appropriateness to conduct renovations, site improvements, and additions to the existing structure located at 140 North Beaver Street. (This was a concept meeting with the HARB Board to garner their opinion if the applicant was on the right track with their project. HARB said YES. The applicant will make adjustments and will return when plans are finalized for HARB approval.)
 3. 120-122 East King Street - A request by Susquehanna Renovations for Certificate of Appropriateness for the replacement of the windows in the front of the buildings, repointing the brick, removing the paint from the brick, rebuilding the damaged brickwork caused by c.1960s aluminum siding and restoring the door, door surrounds and the entablatures to match the adjoining building. **(APPROVED)**
 4. 123-129 South Duke Street – A request by Susquehanna Renovations for Certificate of Appropriateness to demolish the abandoned building’s located at 123-129 South Duke Street. The building buildings foundation is noted to be beyond repair. **(APPROVED)**



York Historical Architectural Review Board
DRAFT Meeting Minutes
November 13, 2014

Members in attendance included John Fox, Chair; Dennis Kunkle, Vice Chair; W. Craig Zumbrum; Teresa Johnescu; Mark Shermeyer, Justine Landis and Matt Albright.

Absent: Dave Redshaw, Genevieve Ray and Robin Pottorff

Consultant: Roger Ciuffo, Architectural Historian, Historic York, Inc.

| AGENDA ITEM | DISCUSSION | ACTION/RESULT |
|----------------------------------|--|---|
| Welcome and call to order | <p>The meeting was called to order at 6:00 pm.</p> <p>The agenda had been prepared by HYI board members and City Staff.</p> | A quorum was present. |
| Changes to the Agenda | There were no changes to the agenda. | |
| Minutes of July 2, 2014 | No errors or omissions were noted | On a motion by Mark Shermeyer, seconded by Matt Argabright, the Board voted unanimously to approve the minutes. |
| Cases | The following cases are forwarded to York City council with the recommended actions. | |
| 33 North Queen Street | A request by Kinsley Construction for CGA Law Firm for Certificate of Appropriateness to demolish the abandoned garage located to the rear of 33 North Queen Street. | <p>On a motion by Mark Shermeyer, seconded by Matt Argabright, the Board unanimously approved the application as presented.</p> <p>The board approved the demolition of deteriorated garage after reviewing the application, site visit from board members and through visual documentation of photographs.</p> |

| | | |
|--|--|--|
| <p>140 North Beaver Street</p> | <p>A request by Tippetts/Weaver Architects, Inc. for St. John's Episcopal Church for a Certificate of Appropriateness to conduct renovations, site improvements, and additions to the existing structure located at 140 North Beaver Street.</p> | <p>This project was NOT for final approval but for a concept review/approval from the HARB Board. The applicant will make any revisions and will return to the HARB Board once plans are finalized.</p> <p>The board commented that the concept was good and the delineation between the new and existing features was appropriate. The only major comment was the proposed vestibule at the entrance. The Board suggested that it be lighter, more open, so that one could still see the historic portion of the church. The proposed vestibule was made of glass.</p> |
| <p>120-122 East King Street</p> | <p>A request by Susquehanna Renovations for Certificate of Appropriateness for the replacement of the windows in the front of the buildings, re-pointing the brick, removing the paint from the brick, rebuilding the damaged brickwork caused by c.1960s aluminum siding and restoring the door, door surrounds and the entablatures to match the adjoining building.</p> | <p>On a motion by Theresa Johnescu, seconded by Mark Shermeyer, the Board unanimously approved the application as presented.</p> <p>The board approved this application after talking with the applicant and finding out the all deteriorated materials will be replaced in-kind and will replicate the adjoining building at 118 East King Street so that this section of row houses will mimic one another. The board also approved 1/1 extruded aluminum windows on the second floor and the replacement of the large storefront windows on both buildings to mimic the window located down the street at 110 East King Street. The board also approved the removal of the existing flower box along the street in front of 122 East King Street.</p> <p>Mark Shermeyer suggested that when repointing the brick that a lime base mortar be used to slow further deterioration.</p> |

123-129 South Duke Street

A request by Susquehanna Renovations for Certificate of Appropriateness to demolish the abandoned building's located at 123-129 South Duke Street. The building buildings foundation is noted to be beyond repair.

On a motion by Craig Zumbrun, seconded by Matt Argabright, the Board unanimously approved the application as presented.

After discussing this project with the applicant and reviewing the photographs and submitted engineering report, the HARB Board agreed that these buildings did not any longer possess any significant architectural features and that trying to save these buildings would not be financially viable to the applicant. The submitted engineering report noted significant deterioration of the rear garage units and the supporting foundation of the main buildings.

Craig Zumbrun commented that the buildings have lost significant aspects of value and believe that removing these buildings would benefit the renewal/growth that is currently going on in this section of the city.

Theresa Johnescu wanted to know who, when the green space goes in, will be making sure that the space stays clean and kept up. Zack Funt and Holly DeKarske from Susquehanna Renovations stated that their company will be maintaining this area. They also note that the extra parking is needed to benefit the existing businesses in this area and also the new businesses that will be coming.

John Fox, Chair, asked the applicants to return with a better concept of what the green space will look like once the buildings are demolished. The board was concerned with the look of the building at 119 South Duke Street since it will be exposed after the demolition. The applicants will return before the green space and parking areas are started to receive final approval from the board.

DRAFT

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|---|--|--|
| <p>Adjourning and next meeting</p> | <p>The meeting was adjourned by common consent at 7:05pm.</p> <p>The next scheduled meeting is Thursday November 27, but since this is a holiday this meeting will be cancelled. The next meeting then will be Thursday December 11, 2014.</p> | |
| <p>Other business</p> | <p>It was brought to my attention that a new illuminated sign was placed above the new floral shop located at 25 North Beaver Street. The HARB consultant approved the re-use of the former blade sign which was to have been repainted with the new shops logo. The owner said the sign fell apart when they took it down and replaced it with the current sign which was once located at the Market Street Saloon. HARB must decide whether the current sign can be kept in place or removed.</p> <p>Options:</p> <ul style="list-style-type: none"> 1- new sign 2- Leave current sign but remove lights so that it doesn't illuminate. 3- Leave as is | <p>The HARB Board decided to allow the sign to stay in place but the internal illumination MUST be removed. They did approve external illumination, via low wattage bulbs to light the sign.</p> |

Minutes recorded by Roger Ciuffo, Architectural Historian, Historic York, Inc.



YORK HISTORICAL ARCHITECTURAL REVIEW BOARD
STAFF REVIEW SHEET
November 13, 2014

PROPERTY ADDRESS: 33 North Queen Street

APPLICANT(S): Frank Countess (Jeff Deller – Kinsley Construction)

TYPE of APPLICATION:

REHABILITATION / ALTERATION

DEMOLITION

SIGN

NEW CONSTRUCTION

DESCRIPTION of PROPOSED WORK: The project entails the demolition of a 2-story concrete block garage located to the rear of the property located at 33 North Queen Street.

PROPERTY DESCRIPTION, GENERAL INFORMATION & FINDINGS of FACT: The building located at 33 North Queen Street is a c.1920 three-story brick Colonial Revival building that stands in a densely infilled historic streetscape. Located to the rear of the property, approximately 116 feet from the rear of the house is a c. 1950 two-story concrete block garage clad with stucco.

APPLICABLE ARTICLE of the YORK CITY CODIFIED ORDINANCES: 1731.09

APPLICABLE HISTORIC DISTRICT GUIDELINE(S): New Construction, Additions and Demolition

SECRETARY of the INTERIOR'S STANDARDS for REHABILITATION: 3 & 4

PROFESSIONAL RECOMMENDATION(S): The two-story concrete block garage is located facing a large paved parking lot that is used by the Martin Library and First Presbyterian Church. It is Historic York's opinion that the demolition of this garage will not distract from the historic character of this neighborhood.

REVIEWER: Roger Ciuffo

DATE: November 7, 2014

**CERTIFICATE of APPROPRIATENESS
RECOMMENDATION to YORK CITY COUNCIL**

APPLICATION FOR PROPERTY ADDRESS: 33 North Queen Street

APPLICANT: Frank Countess (Jeffrey Deller – Kinsley Construction)

At the public meeting held on Thursday November 13, 2014 the Board of Historical Architectural Review considered an application for a permit for work to be performed on the above property located within the Historic District.

Proposed Work: The project entails the demolition of a 2-story concrete block garage located to the rear of the property located at 33 North Queen Street.

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: _____

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

DISSENTING VOTES AND RATIONALE: _____

Dennis Kunkle

~~John Fox, HARB Chair~~
Dennis Kunkle - vice chair

This application was reviewed by York City Council on 11-18-14 and has been

APPROVED DENIED

Carol Hill Evans

Carol Hill-Evans, President of City Council

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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.



YORK HISTORICAL ARCHITECTURAL REVIEW BOARD
STAFF REVIEW SHEET
November 13, 2014

PROPERTY ADDRESS: 120-122 East King Street

APPLICANT(S): Josh Hankey – Susquehanna Renovations

TYPE of APPLICATION:

REHABILITATION / ALTERATION

DEMOLITION

SIGN

NEW CONSTRUCTION

DESCRIPTION of PROPOSED WORK: This project is a 2 stage project. Phase 1 was a staff approval to remove the existing aluminum siding in order to view the condition of the brick beneath. Phase 2 is for this application. The project entails replacing the windows of the front of the building, re-pointing the brick, removing the paint from the brick, rebuilding the damaged brickwork caused by the siding and restoring the door and surrounds and the entablatures to match the adjoining building.

PROPERTY DESCRIPTION, GENERAL INFORMATION & FINDINGS of FACT: The buildings located at 120-122 East King Street are c.1880 Federal style row houses similar to those existing on the side of East King Street. The brick buildings were clad with aluminum siding in the 1960s.

APPLICABLE ARTICLE of the YORK CITY CODIFIED ORDINANCES: 1731.09

APPLICABLE HISTORIC DISTRICT GUIDELINE(S): Exterior masonry walls, doors & windows

SECRETARY of the INTERIOR'S STANDARDS for REHABILITATION: 2, 5, & 6

PROFESSIONAL RECOMMENDATION(S): This project was discussed with the consultant prior to starting any work. It was decided to complete the project in 2 phases with phase 1 being the removal of the c. 1960s aluminum siding to see what damage had been done by such installation. Phase 2 is the repair phase and we recommend approval of this application as submitted.

REVIEWER: Roger Ciuffo

DATE: November 7, 2014

**CERTIFICATE of APPROPRIATENESS
RECOMMENDATION to YORK CITY COUNCIL**

APPLICATION FOR PROPERTY ADDRESS: 120-122 East King Street

APPLICANT: Josh Hankey – Susquehanna Renovations

At the public meeting held on Thursday November 13, 2014 the Board of Historical Architectural Review considered an application for a permit for work to be performed on the above property located with the Historic District.

Proposed Work: This project is a 2 stage project. Phase 1 was a staff approval to remove the existing aluminum siding in order to view the condition of the brick beneath. Phase 2 is for this application. The project entails replacing the windows of the front of the building, re-pointing the brick, removing the paint from the brick, rebuilding the damaged brickwork caused by the siding and restoring the door and surrounds and the entablatures to match the adjoining 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:

PLAN TO ACCEPT PLAN AS PRESENTED w/ 1 OVER 1 WINDOWS ON 1ST & 2ND FLOOR.

DISSENTING VOTES AND RATIONALE:

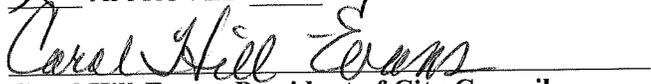
WHEREUPON THE BOARD VOTED TO RECOMMEND DENIAL OF THE APPLICATION BECAUSE:

DISSENTING VOTES AND RATIONALE: _____



John Fox, HARB Chair

This application was reviewed by York City Council on 11-18-14 and has been
 APPROVED DENIED



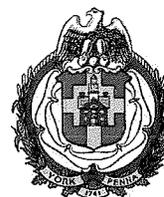
Carol Hill-Evans, President of City Council

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The Secretary of the Interior's Standards for Rehabilitation

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.



YORK HISTORICAL ARCHITECTURAL REVIEW BOARD
STAFF REVIEW SHEET
November 13, 2014

PROPERTY ADDRESS: 123-129 South Duke Street

APPLICANT(S): Josh Hankey – Susquehanna Renovations

TYPE of APPLICATION:

REHABILITATION / ALTERATION

SIGN

DEMOLITION

NEW CONSTRUCTION

DESCRIPTION of PROPOSED WORK: The project entails the demolition of 123-129 South Duke Street as well as the garage located to the rear of the buildings. This is an RDA condemned building which has been determined to be structurally unstable.

PROPERTY DESCRIPTION, GENERAL INFORMATION & FINDINGS of FACT: Sited facing west on South Duke Street is two connected, three-story, 3-bay brick Vernacular style buildings dating to c.1900. The 1908 (updated 1932) Sanborn maps note that 123-125 once housed a printing shop with the back of both buildings housing a garage with a capacity to house 25 cars. This area of South Duke Street has seen significant changes over the years with new construction and parking lot infill across the street.

APPLICABLE ARTICLE of the YORK CITY CODIFIED ORDINANCES: 1731.09

APPLICABLE HISTORIC DISTRICT GUIDELINE(S): New Construction, Additions and Demolition

SECRETARY of the INTERIOR'S STANDARDS for REHABILITATION: 3 & 4

PROFESSIONAL RECOMMENDATION(S): The applicant proposes to demolish said buildings because the buildings are structurally unstable with rehabilitation of these buildings to be not cost efficient. The applicant proposes to reuse the lot by incorporating a green space/park along South Duke Street with a small parking facility to the rear. At the time of this evaluation all information was not available for review. It should be noted that a green space in this area of the city would be welcomed by the neighborhood. If the buildings are determined to be unstable, staff recommends approval.

REVIEWER: Roger Ciuffo

DATE: November 7, 2014

**CERTIFICATE of APPROPRIATENESS
RECOMMENDATION to YORK CITY COUNCIL**

APPLICATION FOR PROPERTY ADDRESS: 123-129 South Duke Street

APPLICANT: Josh Hankey – Susquehanna Renovations

At the public meeting held on Thursday November 13, 2014 the Board of Historical Architectural Review considered an application for a permit for work to be performed on the above property located with the Historic District.

Proposed Work: The project entails the demolition of 123-129 South Duke Street as well as the garage located to the rear of the buildings. This is an RDA condemned building which has been determined to be structurally unstable.

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:

~~STRUCTURAL~~ DEMOLITION PERMITTED DUE TO STRUCTURAL DEFICIENCY BY
LOSS OF ARCHITECTURAL DETAIL.
ENGINEER.

DISSENTING VOTES AND RATIONALE: _____

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

DISSENTING VOTES AND RATIONALE: _____



John Fox, HARB Chair

This application was reviewed by York City Council on 11-18-14 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

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.