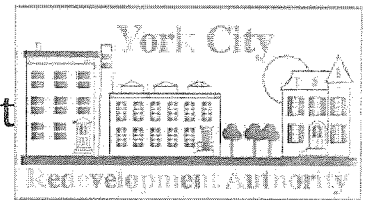





The City of York
Economic Development Department
& Redevelopment Authority



Mayor Michael Ray Helfrich

Form Of Intent

Date:	November 26, 2018
Contact:	Shilvosky Buffaloe 
	101 S. George Street
	York, PA 17401
Phone:	(717)-849-2875
Fax:	(717) 812-0557
CDBG Activity:	312 South George St., York, Pa
Description of Work:	EMERGENCY DEMOLITION OF BLIGHTED/VACANT PROPERTY
	PROPERTY IS COLLAPSING
National Objective:	SLUM/BLIGHT REMOVAL
Activity Cost Estimate:	\$45,000.00
Planned Use:	Redevelopment
National Objective:	SLUM/BLIGHT REMOVAL
Agreement(s) Between:	
Program Income:	
Signature:	

NON-SITE SPECIFIC, MULTI-YEAR ASSESSMENT

DEMOLITION/BLIGHT ELIMINATION PROJECT REVIEW AND CHECKLIST

Property Address: EMERGENCY 312 SOUTH GEORGE ST. YORK PA

1. Is this a block where the majority (more than 60%) of structures are vacant for more than one year?

YES NO

If yes, Block area thresholds stated below do not apply.
If no, skip to question 4.

2. Is more than 10% of a block area to be demolished, for parcels fronting on project site's street, located on a major collector street?

YES NO

If "Yes" treat as separate project.

3. Is more than 25% of a block area to be demolished, for parcels fronting on project site's street, located on an interior street?

YES NO

If "Yes" treat as separate project.

4. Has this structure been vacant for more than one year?

YES NO

If "Yes" one-for-one unit replacement is not required.

5. Are:

a. Uses of resultant parcels created through demolition in conformance with local zoning code or received relief of Zoning Hearing Board?

YES NO

If "No" treat as separate project.

b. Will there be a disposition parcel greater than 20% of block area or proposed for use with adjoining parcel of 20,000 square feet which shall receive separate assessment?

YES NO

If "Yes" treat as separate project.

c. Does the project require a DEP air or water permits or storage of flammable or explosive materials above ground needing separate assessment?

YES NO

If "Yes" treat as separate project.

d. Is a structure/use proposed upon a disposition parcel 65' or more in height or greater than six stories tall?

YES NO
If "Yes" treat as separate project.

6. Resultant lands reuse to be developed consistent with project level determinations (Statutory Checklist)?

YES NO
If "No" treat as separate project.

7. Is the structure proposed for demolition upon the SARA or CERCLIS lists?

YES NO
If "Yes" treat as separate project.

8. Precaution will be taken consistent with Federal and State law concerning asbestos?

YES NO
If "No" treat as separate project.

9. Has the structure been submitted for historic/archeological consultation by SHPO?

YES NO
If "Yes" show evidence of consultation.
If "No" consultation must be confirmed.

*Will submit as part of
The emergency
process.*

10. Is the site located in the 100-year floodplain?

YES NO
If "Yes", a new environmental review must be completed. This review does not cover actions taken in the floodplain.
If "No" sign and complete form.

James E. Cook Deputy Director
Signature of Preparer Title Date

Director Date

Accept

Prepare Part 58 Documentation



The City of York
Pennsylvania

The Honorable Michael R. Helfrich, Mayor

Steven R. Buffington, BCO
Deputy Director
Bureau of Permits, Planning & Zoning
P: (717) 849-2208
F: (717) 849-2329
sbuffington@yorkcity.org

November 27, 2018

Dear Mr. Buffaloe,

On November 26, 2018 this office received a complaint regarding the property located at **312 South George Street**. I visited the property and found that it is in an active state of collapse and presents an imminent threat to the public health, safety and welfare. Based upon my observations I had the City's Engineer respond to the property. The engineer provided the attached report that directs that the structure be immediately demolished. He recommends that should demolition not occur within 24 – 48 hours the south bound lane of South George Street should be closed to traffic until the structure is demolished.

I am hereby declaring that the structure known as 312 South George Street is condemned as "UNSAFE" in accordance with §108.1.1 of the Property Maintenance Code of the City of York, Pennsylvania (herein after PMC). Further, insofar as this structure presents an imminent threat to the public health, safety and welfare, I am directing that the structure shall be immediately demolished as provided for in §110.1 of the PMC. In the interim I have ordered the Public Works Department to barricade the sidewalk and parking lane of South George Street directly in front of the structure as a temporary safeguard. Please be advised that should you fail to demolish the structure within 48-hours I will have no recourse but to order the closing of the southbound lane of South George Street as directed by our engineer.

I am certain that you are aware of the very grave nature of this situation and of the disruption to traffic flow should we be forced to close one lane of the major north-south roadway of our city. I anticipate that you will do everything within your power to comply with this order as quickly as you can. If I may be of any assistance in this matter, please do not hesitate to contact me directly.

Sincerely,

Steven R. Buffington, BCO
Deputy Director
Bureau of Permits, Planning and Zoning

VIA HAND DELIVERY/EMAIL

38 North Duke Street
York, PA 17401
(717) 846-4805
FAX (717) 846-5811



www.csdavidson.com

An Employee Owned Company

York • Gettysburg • Lancaster

November 26, 2018

Steven R. Buffington, CFEI, BCO
Deputy Director PP&Z
City of York
York, PA 17401

Re: 312 South George Street, York, PA
Engineer's Report No. 0407.8.00.00

Dear Mr. Buffington:

As requested, C.S. Davidson, Inc. performed a site visit on November 26, 2018 to investigate the existing structural condition of the property located at 312 South George Street. The intent of the visit was to visually assess the structure and then make recommendations with regards to the overall stability/structural integrity. The site visit was prompted by a call to City Hall from a concerned citizen. This property was previously observed by CSD in October of 2015.

Brief Description

The structure referenced above is a semi-detached, mixed use dwelling (commercial/residential). It is comprised, on the interior, of wood floor and wall framing and, on the exterior, load bearing, multi-wythe brick walls. It is three stories in height with a partial subgrade basement area that is accessed from the street level.

Observations

The property was visually assessed from the exterior. At no time did we enter the property as we have deemed it unsafe to enter. The center of the front wall between the windows (at approximately the second floor line) was bowed in two directions. The upper portion of the wall was bowed inward and the lower portion of the wall was bowed outward. The separation between the two faces is several inches. Fresh cracks were observed at the head of the second floor window as well as below the third floor windows. The north and south walls are severely bowed inward. Only the upper portion of the south third floor wall was visible but it was noted to be severely bowed. The full extent of the north wall was visible and it was noted to be severely bowed throughout its height. The existing roof structure was observed through the exterior windows. It was noted to be completely collapsed in several locations that were visible. Rear portions of the structure were also noted to be in various stages of collapse. Large piles of brick were noted on the ground below a section of the north wall.

Conclusions and Recommendations

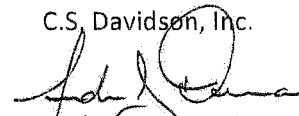
Based on the extensive damage and failures noted throughout, the exterior walls have become unstable. The remaining framing, both wall and floor, is in various stages of rot and/or failure (i.e. active state of collapse). As a result, this has left the exterior walls in an unbraced condition. A tall, slender masonry wall that is otherwise unbraced, is very unstable. The damage that was observed today in the front wall is severe and actively continuing to move.

Given the extent of damage noted throughout the property, coupled with the fact that the majority of the structure was largely inaccessible (for safety reasons) because of the extent of framing failures, we would recommend that the property be demolished. The other major concern is the stability of the exterior walls. Should the walls reach a point where the unbraced length exceeds acceptable limits (as a result of the failed or rotted framing), a sudden and catastrophic failure could occur. Given that the property has degraded extensively throughout since the last observation, coupled with the front wall in an active state of collapse, our recommendation is to demolish this property within 24-48 hours. In its current state, the front and or side walls could collapse without warning. The sidewalk and parking spaces in the immediate vicinity of this property should be cordoned off. If the property is not demolished in this window of time, then our recommendation is close the sidewalk, parking spaces, and the southbound lane of George Street with a more permanent fencing type guard until such time that the property can be demolished.

Should you have any questions or concerns, or if we can be of further assistance, please feel free to contact us.

Sincerely,

C.S. Davidson, Inc.

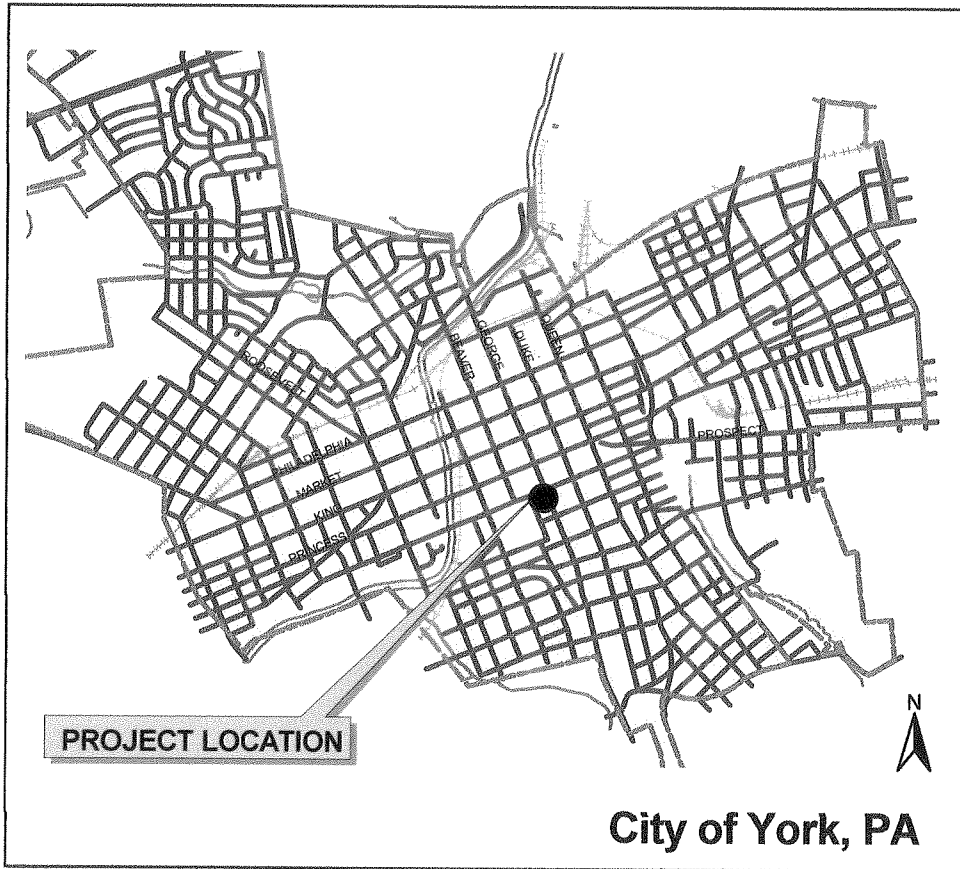


Andrew J. Ferrari, P.E.
Structural Engineer

AJF

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**312
S GEORGE ST
York, Pennsylvania**



**312
S GEORGE ST
York, Pennsylvania**

