HARRISBURG ARCHITECTURAL REVIEW BOARD
AGENDA
Regular Meeting
July 11, 2022 (Monday)
Rev. Dr. Martin Luther King, Jr. City Government Center (10 North 2nd Street)
City Council Chambers

CALL TO ORDER: 6:00 PM

MINUTES: Action on minutes of meeting held on June 6, 2022

OTHER BUSINESS:
The Board members will hold an executive session prior to the meeting to vote on a Vice Chair.

OLD BUSINESS:

NEW BUSINESS:
1. **1433 North 2nd Street,** filed by Wendy Kern w/ Bartush Signs, to install a four-square-foot, aluminum cabinet wall sign with a Lexan face on the western façade of the building, as well as other incidental signage at locations around the property.
2. **316 North 2nd Street,** filed by Enrique Armas w/ Masa Authentic Mexican Cuisine, to install a 16.6-square-foot aluminum sign with a matte finish and vinyl letters advertising the business name.
3. **1801 North 2nd Street,** filed by Staci Basore, to remove and replace real slate shingles around the dormers in the third-floor mansard roof with asphalt shingles.
4. **106 Conoy Street,** filed by Katcha Neale, to install a six-foot-high, wooden, dog-eared fence to enclose back yard. This is an After-the-Fact application.
5. **1414 & 1416 North 3rd Street,** filed by Zachary Nitzin w/ Modern Rugs, to install fencing around the perimeter of the two adjacent parcels to improve the aesthetics of the vacant lots, to prevent trespassing, and to contribute to the overall improvement of the street as an "arts corridor." The Applicant has provided several alternatives for the proposed fencing.
6. **1102 North 2nd Street,** filed by Steven Toole, to install two new porches on the side and rear of the building, including a second-floor porch running along the northern elevation of the building and a third-floor porch atop the second-floor addition in the rear of the building.

OTHER BUSINESS:
1. Discussion of HARB by-laws and regulations.

ADJOURNMENT

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Municipal Historic District
Certificate of Appropriateness (COA) Application:

1433 North 2nd Street

PID: 06-012-017	**OWNER:** Naresh S. Maingi, MD	**SUBMISSION DATE:** June 3, 2022
HISTORIC DISTRICT: Old Uptown Municipal Historic District	**PROJECT CONTACT:** Wendy Kern w/ Bartush Signs	**HARB DATE:** July 11, 2022
ZONING: Residential Medium-Density (RM)	**PROJECT CONTRACTOR:** Bartush Signs	**SITE VISIT DATE(S):** June 30, 2022; July 6, 2022
FLOODPLAIN: Zone X (500-Year) Floodplain		**ESTIMATED DATE OF COMPLETION:** July 31, 2022

PROPOSAL:
The Applicant proposes to install a four-square-foot, aluminum cabinet wall sign with a Lexan face on the western façade of the building, as well as other incidental signage at locations around the property.

PROPERTY DESCRIPTION:
The property at 1433 North 2nd Street is a 0.18-acre lot featuring a 1,650-square-foot brick building which was constructed in 1981 (per the Dauphin County Tax Recrods). The property is bounded by the property at 1435 North 2nd Street to the north, a narrow grocer's alley and the properties at 1420 & 1422 Penn Street to the east, Basin Street to the south, and North 2nd Street to the west.

This one-story, detached structure features elements of a utilitarian, post-modern architectural style. Character-defining features include: the brick façade; the semi-circular window along North 2nd Street; and the gable roof with skylights. The main entryway features a paneled, fiberglass door flanked by a sidelite that is accessed through the on-site parking lot. Fenestration is limited, with the only windows in structure being a semicircular, divided lite window on the western elevation featuring stained glass in the bottom panes, as well as the skylights in the roof. The structure features a steep-sloped gable roof sheathed in asphalt shingles. The property

features decorative landscaping screening the parking lot along the front and side property lines, and a six-foot-high, wooden, dog-eared fence encloses the property on the side and rear property lines. The building and site stand in stark contrast to the character of the surrounding blocks, and given the relatively recent date of construction, the property does not contribute to the historic and architectural character of the neighborhood.

POINTS OF CONSIDERATION:

1. The effect of the proposed change upon the general historic and architectural nature of the district.
2. The appropriateness of exterior architectural features, which can be seen from a public street or right-of-way.
3. The general design, arrangement, texture, material, and color of the building, sign, or fence and the relation of such factors to similar features in the district.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS [2017]:

The Secretary of the Interior has established ten enumerated standards to be followed when considering alterations to an historic property. Of the ten standards, the following apply to this application:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

ANALYSIS:

1. Secretary of the Interior's Standards for the Treatment of Historic Properties [2017]:

A. Guidelines for Rehabilitating Historic Buildings: Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then ***protecting and maintaining*** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials and features as well as ensuring that the property is protected before and during rehabilitation work. A historic building undergoing rehabilitation will often require more extensive work. Thus, an overall evaluation of its physical condition should always begin at this level.

B. Alterations

Some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting,

such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

C. New Exterior Additions and Related New Construction

Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the Rehabilitation guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered. New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site.

2. The National Park Service Preservation Briefs:

A. *Brief 17 – Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*

***The Secretary of the Interior's Standards for the Treatment of Historic Properties* embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character.** Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

The purpose of this Brief is to help the owner or the architect identify those features or elements that give the building its visual character and that should be taken into account in order to preserve them to the maximum extent possible.

There are different ways of understanding old buildings. They can be seen as examples of specific building types, which are usually related to a building's function, such as schools, courthouses or churches.

Buildings can be studied as examples of using specific materials such as concrete, wood, steel, or limestone. They can also be considered as examples of an historical period, which is often related to a specific architectural style, such as Gothic Revival farmhouses, one-story bungalows, or Art Deco apartment buildings.

There are many other facets of an historic building besides its functional type, its materials or construction or style that contribute to its historic qualities or significance. Some of these qualities are feelings conveyed by the sense of time and place or in buildings associated with events or people. A complete understanding of any property may require documentary research about its style, construction, function, its furnishings or contents; knowledge about the original builder, owners, and later occupants; and

knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.

Therefore, the approach taken in this Brief is limited to **identifying those visual and tangible aspects of the historic building**. While this may aid in the planning process for carrying out any ongoing or new use or restoration of the building, this approach is not a substitute for developing an understanding about the significance of an historic building and the district in which it is located. If the various materials, features and spaces that give a building its visual character are not recognized and preserved, then essential aspects of its character may be damaged in the process of change.

A building's character can be irreversibly damaged or changed in many ways, for example, by inappropriate repointing of the brickwork, by removal of a distinctive side porch, by changes to the window sash, by changes to the setting around the building, by changes to the major room arrangements, by the introduction of an atrium, by painting previously unpainted woodwork, etc.

Three-Step Process to Identify the Visual Character
This Brief outlines a three-step approach that can be used by anyone to identify those materials, features and spaces that contribute to the visual character of a building. This approach involves first examining the building from afar to understand its overall setting and architectural context; then moving up very close to appreciate its materials and the craftsmanship and surface finishes evident in these materials; and then going into and through the building to perceive those spaces, rooms and details that comprise its interior visual character.

B. ***Brief 25 – The Preservation of Historic Signs***

Historic signs give continuity to public spaces, becoming part of the community memory. They sometimes become landmarks in themselves, almost without regard for the building to which they are attached, or the property on which they stand. Furthermore, in an age of uniform franchise signs and generic plastic "box" signs, historic signs often attract by their individuality: by a clever detail, a daring use of color and motion, or a reference to particular people, shops, or events.

New Signs and Historic Buildings
Preserving old signs is one thing. Making new ones is another. Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however, involves a major paradox: historic sign practices were not always "sympathetic" to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices, therefore, would definitely not be recommended.

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs – their sizes, types, colors, lighting, lettering, and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

The following points should be considered when designing and constructing new signs for historic buildings:

- Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name, and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- New signs should respect the size, scale, and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- Sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

3. The Harrisburg Historic District Design & Preservation Guide [2021]:

A. *Chapter 5: Signs and Awnings*

Signs and awnings have been used in Harrisburg as identifiers of goods and services for over two centuries. Despite this, there are few historic signs that remain as they are continually replaced or updated. When intact, historic signs should be preserved even if the sign does not represent the current function or use of the site. Their design, placement, illumination, size, and material can have a significant impact on the character of an historic building or a streetscape. Additionally, awnings are functional and decorative features which have been used to cover goods and people outside of a building, these too have an immense impact on the nature of an historic district. All such factors must be taken into account when considering a new sign or awning. The installation of a sign or awning usually requires review by the HARB if the building is located in a Municipal Historic District.

Signs

When historic signs remain, they should be identified, retained, and preserved. This may require maintenance and repairs to the sign that will vary depending on its material. Historic signs are usually unique and add authentic charm to a commercial building.

Free standing, projecting, wall, and painted window and door signs are generally suitable to historic buildings. The final selection of the type of sign will depend on the architectural character of the building and its relationship to the streetscape. For example, a business in a traditional storefront with large plate-glass windows would choose window lettering in combination with a painted projecting sign on a metal bracket. Whatever type of sign is chosen, it must be compatible with the historic architectural character of the building in its style. For example, an Art Deco building should have an Art Deco style sign. Iconographic signs that convey the type of business through imagery are encouraged, as is the original use of neon to accent and illuminate signage in commercial areas. An example is a shoe repair shop having a wooden projecting sign shaped like a shoe. Some signs may be administratively approved if a new sign matches an existing sign in material and style and the sign does not have a direct effect on historic materials.

Sign Materials, Location, and Mounting
The material chosen for a sign can have a significant impact on its compatibility with an historic building as well. Painted wood, metal, glass, and neon are traditional sign materials. High-density sign foam may also be acceptable depending upon how it is used. This modern material can be shaped like a carved wooden sign and is well suited for projecting signs. It is important to allow a variety of signage within an historic district to add character and texture to the streetscape. There are a variety of sign types but the most appropriate styles for historic districts include wall, projecting, hanging, awning, or painted window signs. Dimensional letter signs, monument, and free-standing signs can also be appropriate if the design and its materials are compatible with the building and the neighborhood. The location of the sign should not obscure or destroy any character defining features. The sign should be compatible with the scale of the building in its size and not overpower a facade. There are often clear solutions as to where a sign should be positioned when one steps back and views the building from across the street. Illuminated box or cabinet signage is usually inappropriate for use in historic districts.

Many signs, particularly projecting signs, require the anchoring or mounting of a bracket on to a facade of a building. It is important that the bracket does not damage or destroy any character defining features and is also compatible with the building. Brackets must be anchored into mortar joints onto masonry facades. All aspects of signage must also comply with the Harrisburg Zoning Code, this includes the number of signs on a property (usually one per façade), illumination type, size, and location.

4. The Planning Bureau notes that the property previously featured a small wooden sign in the southwestern corner, on the side elevation, advertising the practice of the business on-site. Per the drawings provided by the Applicant, the project proposes the installation of a cabinet wall sign in the same approximate location except that it would be located on the

front elevation of the southwestern corner. Both of the signs appear to be approximately four square feet, which conforms to the regulations of the

PLANNING BUREAU RECOMMENDATION: **Approval With Conditions**

Planning Bureau staff recommends the request be **Approved** with the following conditions:

1. The proposed signage will not be internally-illuminated, as such signage is not permitted in the Residential Medium-Density (RM) zoning district per Section 7-325.6 of the Zoning Code. If the Applicant is not agreeable to this condition, they will need to file a Variance application and receive approval from the Zoning Hearing Board before the proposed wall signage can be installed.
2. Per the Secretary of the Interior's Standards and Historic Design Guidelines, sign brackets must be anchored into mortar joints to minimize the potential to damage the façade.
3. The Applicant will remove the unauthorized pennant banner signs installed in the landscaped area along North 2nd Street.

Planning Bureau staff recommends the request be **Approved** for the following reasons:

1. While the proposed sign type (an internally-illuminated "box" style) are not generally appropriate for use in the City's historic districts, and the Historic District Design Guidelines note that "internally illuminated plastic signs are not compatible with historic buildings and are discouraged," the property is unique in that it is not old enough to have an historic designation, and it is so differentiated from the architecture of the surrounding neighborhood that it is not a contributory structure.
2. Because the structure is not historic and does not contribute to the general historic or architectural character of the district, it will not establish a precedent upon which similar, inappropriate signage proposals can be approved. Additionally, because the structure itself is neither historic nor contributory, the project will not damage historic resources or the historic context of the site.
3. The relocated wall sign will be more visible to visitors and patients traveling from the north on 2nd Street, and such circulation will be more common once the two-way conversion project is completed.

REVIEW PROCESS:

1. HARB reviews the application and makes a recommendation to City Council.
2. City Council Building and Housing Committee Chair reviews and issues a Certificate of Appropriateness (COA) or holds an additional meeting and issues Resolution to approve or deny the application.
3. Bureau of Codes will issue a Building Permit if COA has been issued and a Building Permit application has been submitted for processing.
4. Follow-up review of completed work by Planning Bureau staff to ensure compliance. Applicant to contact staff when work begins and again upon completion.

ATTACHMENTS:

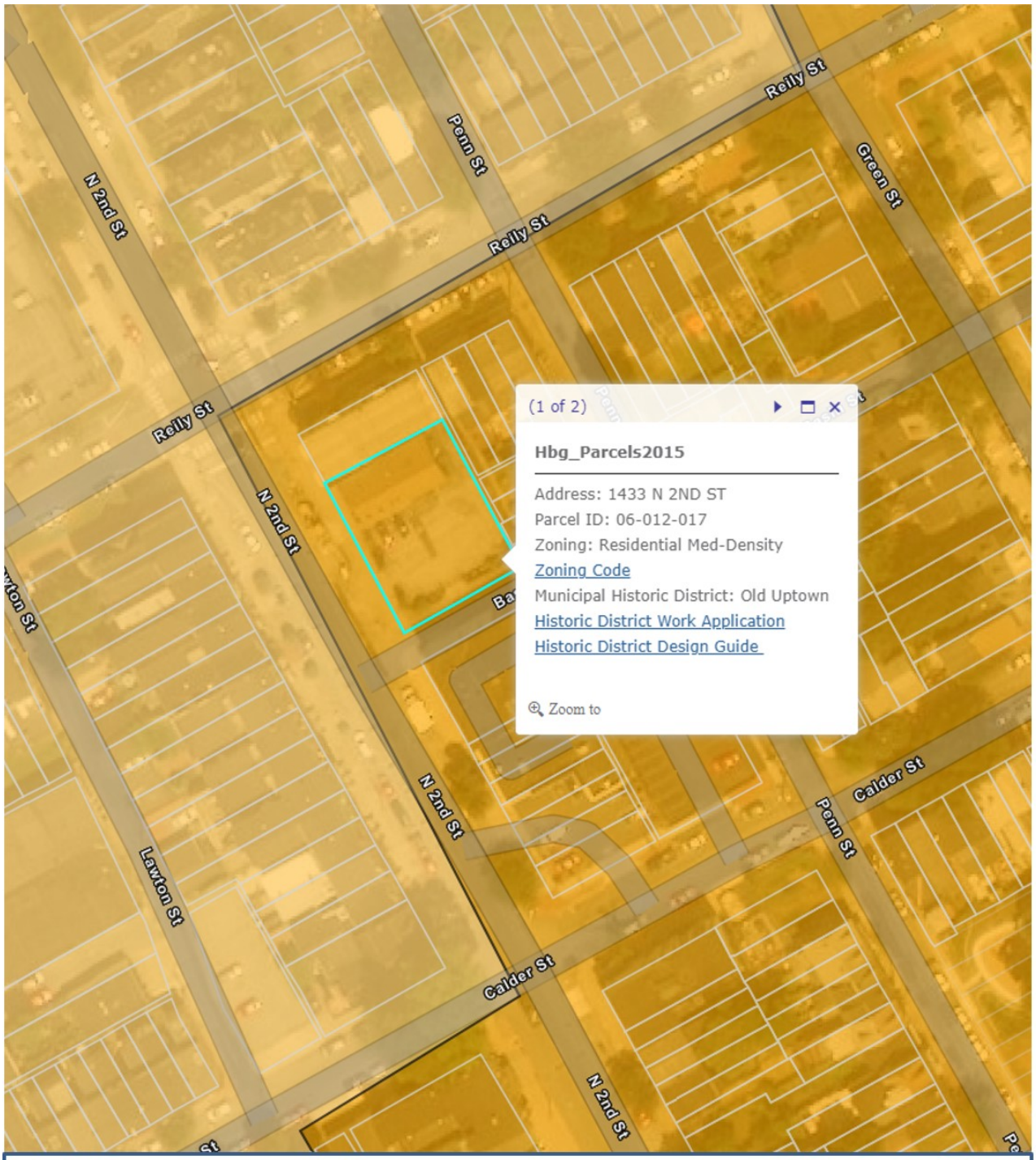
1. Site Photos taken by Planning Bureau staff
2. Historic District Map
3. Certificate of Appropriateness Application
4. Site Map w/ Signage Locations
5. Existing Conditions Photos
6. Wall Signage Details
7. Site Signage Plan Set
8. Letter from UPMC, authorizing representation by Bartush Signs

PROPERTY PHOTOS:









Historic District Location Map
1433 North 2nd Street
Old Uptown Municipal Historic District



MUNICIPAL HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS
APPLICATION

Note: The Planning Bureau must review all applications for completeness; incomplete applications may cause a delay in processing.
Contact Frank Grumbine at 717-255-3079 or fagrumbine@harrisburgpa.gov with any questions.

INSTRUCTIONS

- Print legibly, provide a **COMPLETE** written description of the work, complete all applicable sections, and submit the original signed copy. Both owner's and applicant's (if different from the owner) signatures are required.
- All applications **MUST** include labeled photographs (printed on standard 8-1/2 x 11 paper) of the building/site as visible from public rights-of-way, as well as other relevant supporting materials such as product manufactures' brochures, architectural drawings, and/or elevation plans.
- **Eight (8) complete sets of documentation, including eight (8) copies of this application.** If you choose to appeal HARB's decision to the City Council, or if City Council requests a review of your application, you will be asked to provide eight (8) additional copies of the application and all supplemental documentation.
- Applications **MUST** be received at the Planning Bureau, 10 North 2nd Street, Suite 206, Harrisburg, PA 17101, by 5:00 PM on the scheduled deadline date to be reviewed at the next Harrisburg Architectural Review Board (HARB) meeting. The HARB meeting schedule is available on the Planning Bureau's website: http://harrisburgpa.gov/planning/.

Other reference materials found on the Planning Bureau's website: Frequently Asked Questions (FAQ), Historic District Design Guide, Historic District Alternate Materials list, Secretary of Interior's Standards for Rehabilitation, and Historic District Maps (both existing and eligible).

PROPERTY ADDRESS: 1433 N. 2nd Street

PROJECTED START DATE: June 1st 2022 **COMPLETION DATE:** July 31, 2022

DESCRIBED PROPOSED WORK IN DETAIL

Install (1) 15" x 39" wall sign on side of building

EXTERIOR ALTERATIONS

Include photographs of the building noting which feature(s) will be replaced, along with specifications and/or drawings of the proposed replacement feature(s) that include measurements. **Please indicate below which elevations will be altered (i.e. north, south, etc.)** and the type of materials being used (i.e. wood, stone, brick, etc.). Please provide samples of any non-traditional materials being proposed.

Feature	Elevation	Original Material	Existing Material	Proposed Material
Wall Material				
Windows/Shutters				
Doors				
Roof/Shingles				
Railings/Decks				
Columns				
Cornice/Moldings				
Other				

CANOPY/AWNING

- Attach an image of the proposed canopy/awning with its specifications, sample of the covering material, and an image of the building indicating the location where it is to be installed.

Frame material _____
Covering material _____
Height from ground to bottom of frame _____
Location on building _____
Describe how it will be anchored* _____

Note – anchoring through mortar joints, not bricks, is the preferred method.

SIGN

- Attach a drawing of the proposed sign(s) and an image of the building/site indicating the sign placement.

Sign material aluminum cabinet w/ lexan face
Number of signs (1)
Dimensions of sign(s) 15" x 39"
Describe how it will be anchored* w/ Hilti tap con fasteners or SS threaded thrubolts.
Note – anchoring through mortar joints, not bricks, is the preferred method. 2 see sketch.

FENCE

- Attach a Site Plan indicating lot lines, buildings, and the proposed placement of the fence, and a photograph or drawing of the proposed fence design.

Material _____
Height _____
Location _____

ADDITION

- Attach photos of the current building, a site plan indicating lot lines, buildings, and placement of the proposed addition, as well as elevations of the proposed addition in relation to the existing and adjacent buildings.

Proposed use _____
Exterior materials _____
Location relative to the main structure _____

NEW CONSTRUCTION*

- Attach a site plan indicating lot lines, buildings, parking, fences, setbacks, landscaping, etc. Also attach drawings of each elevation including a front view that includes existing adjacent buildings. Photographs of buildings adjacent to and directly across the street from the proposed new construction are also required.

Proposed use(s) _____
Exterior materials _____
Note: Complete other necessary sections of this application if the new construction will include demolition, signs, or fences.

DEMOLITION*

- Attach photographs of the building to be demolished. Both interior and exterior photos may be necessary to convey the condition of the building and reasons for demolition.

Most recent use of the building _____
Reason(s) for demolition _____
Future use of the site _____
Note: Complete other necessary sections regarding any proposed new construction or fencing.

APPLICANT INFORMATION

Name:	Phone (day):
Wendy Kern - Bartush Signs	570-366-2311
Address: 302 North Washington St.	**Fax:** 570 366 8976
City, State, ZIP: Orwigsburg PA 17961	**Email:** WKern@bartush.com

Applicant's Legal Standing:

- ☐ Owner
- ☐ Lessee
- ☒ Other Sign Company - Agent for owner

PROPERTY OWNER (if other than Applicant)

Name:	Phone (day):
UPMC	412-647-9977
Address: 600 Grant Street	**Fax:**
City, State, ZIP: Pittsburgh PA 15219	**Email:** Seamand@upmc.edu

CONTACT PERSON (if other than Applicant)

Name:	Phone (day):
Address:	**Fax:**
City, State, ZIP:	**Email:**

CONTRACTOR / DESIGNER (if other than Applicant)

Name:	Phone (day):
Bartush Signs	570 366 2311
Address: 302 North Washington St.	**Fax:** 570 366 8976
City, State, ZIP: Orwigsburg PA 17961	**Email:** WKern@bartush.com

ATTACHMENTS

- Please note what attachments are being submitted:
  - ☑ Labeled Photos of Building and Surroundings
  - ☑ Product Specification sheets
  - ☑ Drawings of New Designs
  - ☑ Site Plan(s)
  - ☑ Samples of Proposed Materials - will be brought to meeting -

Applications **CANNOT** be processed without thorough explanations and adequate supporting materials. Incomplete applications will be returned to you, subsequently delaying your project. **Eight (8) complete sets of documentation, including eight (8) copies of this application, must be included in the application submittal.**

CONTACT/OWNER CERTIFICATION

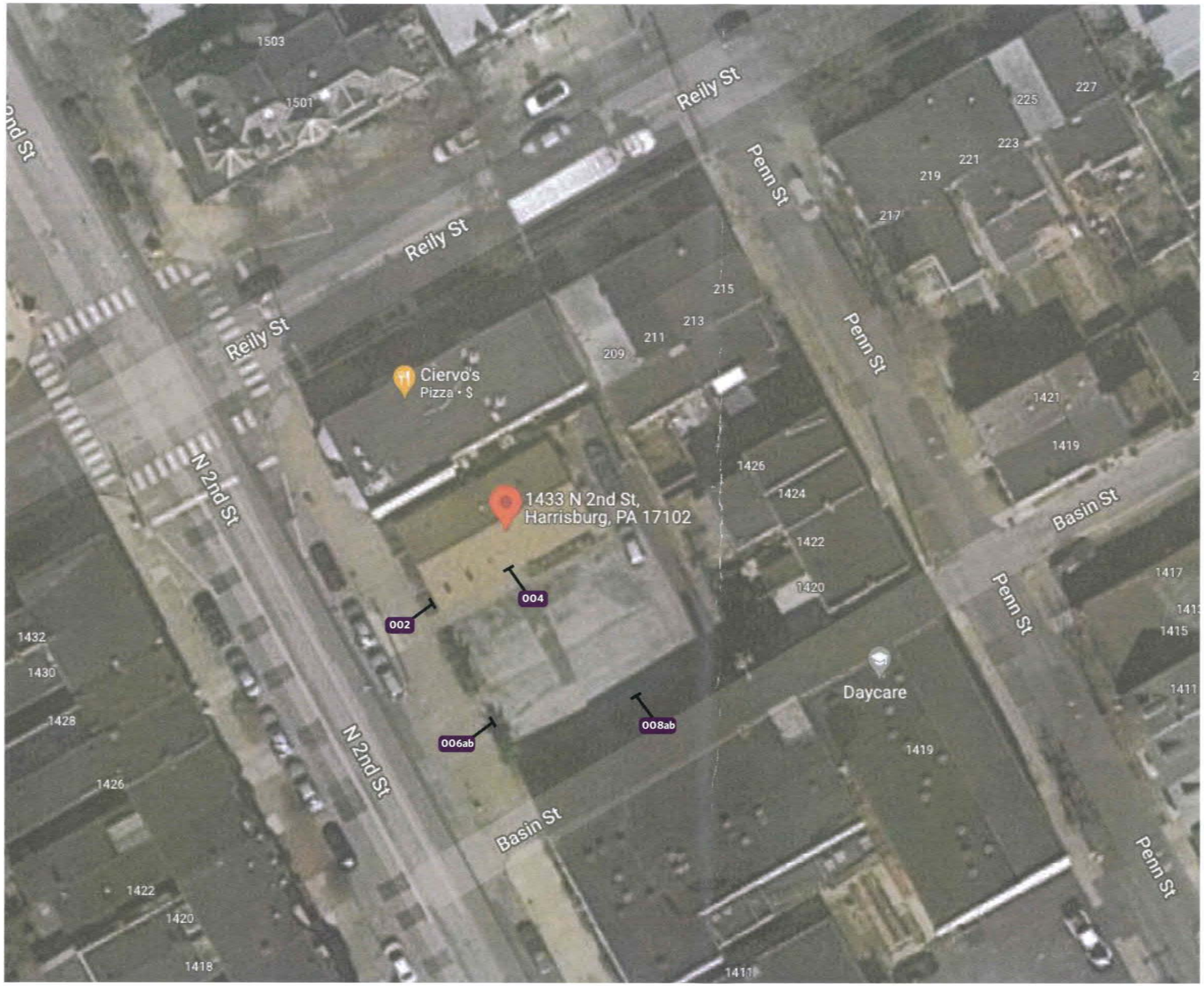
I hereby certify that the proposed work is authorized and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial, criminal penalties, or revocation of any permits issued pursuant to this matter. Work will not commence prior to final approval.

Wendy Kern	6-1-22	*see attached letter	
Contact's Signature	**Date**	**Owner's Signature**	**Date**

The owner must sign this application, contact signature required when different from owner.

STAFF USE ONLY

Date Received:	**Missing Documentation:**
Deadline:	**Date Returned:**
HARB Date:	**After-the-Fact Application Fee:**



UPMC | SIGNAGE, WAYFINDING & ENVIRONMENTAL GRAPHIC DESIGN

PROGRAMMING PACKAGE

OWNER ADDRESS
UPMC
600 Grant St
Pittsburgh, PA 15219

DATE
05/13/2022

PROJECT NAME AND ADDRESS
UPMC Children's Community Pediatrics
1433 N. 2nd Street
Harrisburg, PA 17102

SITE GROUP #
SG68-86

ELROY PROJECT #
-

PROJECT MANAGER
Sharon Fontana

PROGRAMMER
Tenley Schmida

NOTES

Accessible Parking Sign locations TBD

008

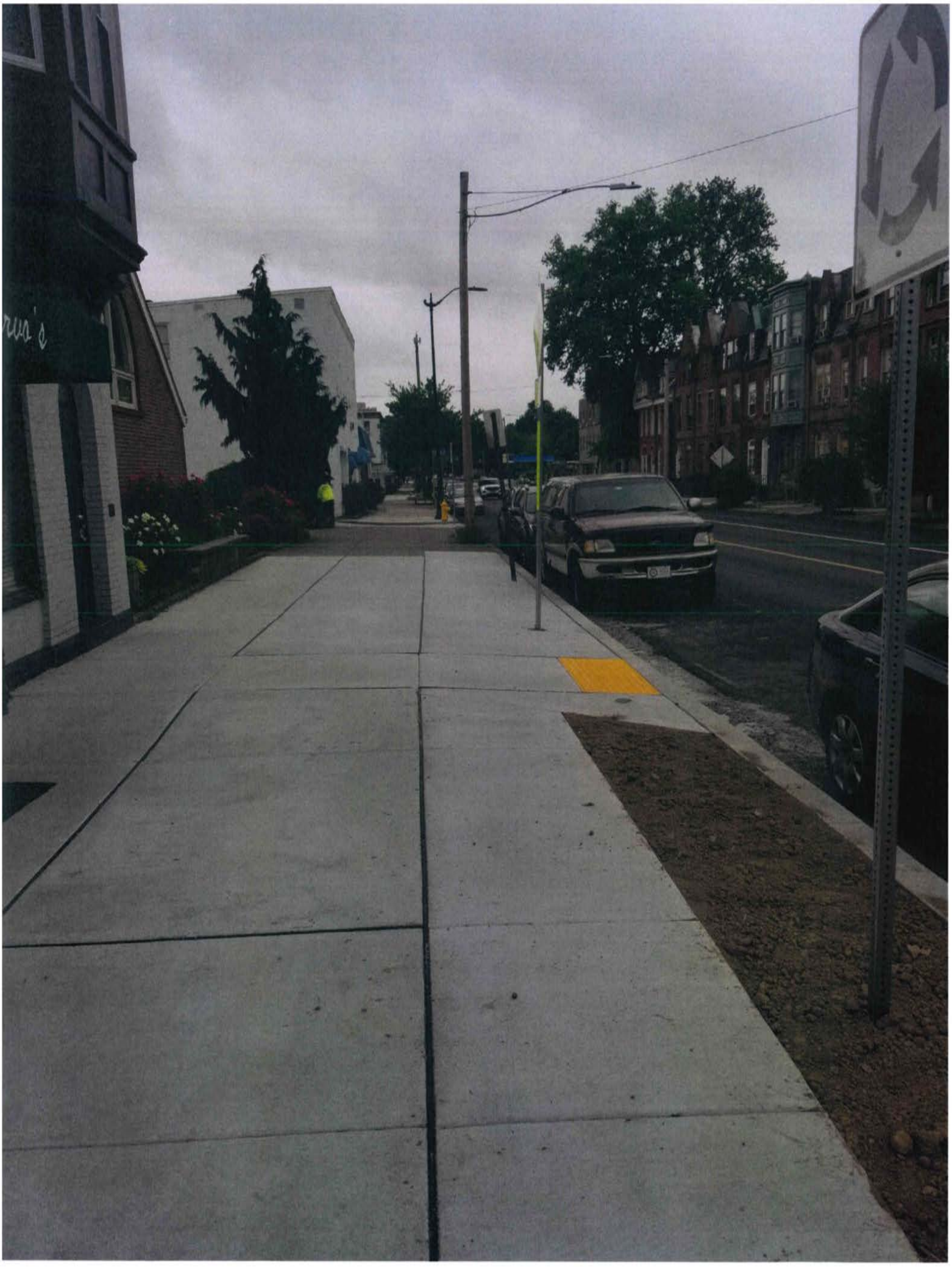
SUBMITTAL
Round 4

SHEET NO.
4




EE
LEASE


Cierva's
PIZZA
Cierva's





Proposed OPTION 1

Remove existing sign.
Patch any holes.

MANUFACTURE & INSTALL ONE (1) SINGLE-FACE ILLUMINATED SIGN CABINET ON BUILDING

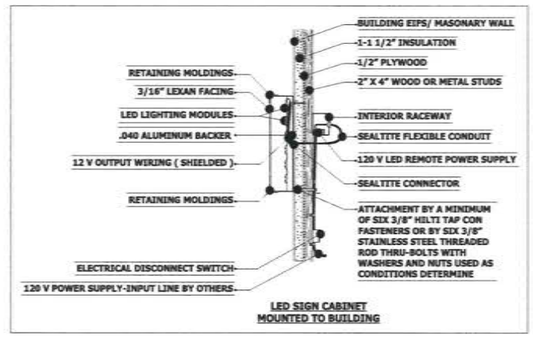
CABINET CONSTRUCTION: HELIARC-WELDED ALUMINUM EXTRUSION

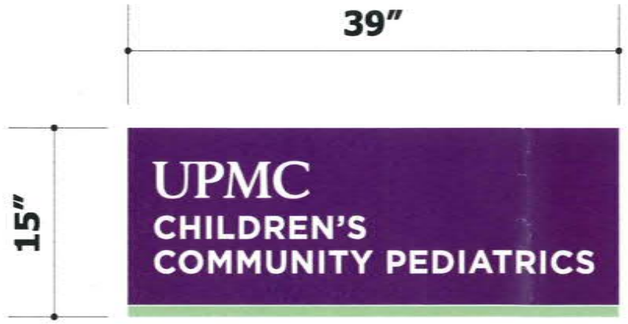
FACE CONSTRUCTION: 3/16" WHITE LEXAN MATERIAL

DECORATION: 3M TRANSLUCENT PRESSURE-SENSITIVE VINYLS AND OR 3M DIGITALLY PRINTED VINYL APPLIED FIRST SURFACE WITH RAPIDTAC® APPLICATION FLUID

MOUNTING: SIGN TO BE FASTENED BY THRU-BOLTS, TOGGLE BOLTS, STAINLESS STEEL SCREWS, OR LAGS AS CONDITIONS DETERMINE AND AFFIXED TO INNER FRAMING STRUCTURE

ELECTRICAL: INTERNAL ILLUMINATION BY LED'S -ALL SIGNAGE AND COMPONENTS TO BE U.L. LISTED U.L. # 906921 FILE #E66679





WL15.CUS.n21-002
Entrance Logo Cabinet

PANTONE 255 C
PANTONE 344 C

SCALE: 1"=1'-0"

Client:
UPMC CHILDREN'S COMMUNITY PEDIATRICS HARRISBURG

Location:
HARRISBURG, PA

Date:
05-27-22

Dwg. By:
C.M.S.

Salesperson:
G.S.

Revised:

DWG# 1 OF 1

The design and engineering presented on this drawing is to remain the exclusive property of **Bartush Signs, Inc.**

This design is submitted for your exclusive review under the agreement that the content herein will not be reproduced, copied, lent or shown to any other contractor or put to any other use without express written consent from **Bartush Signs, Inc.**

Bartush Signs
302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

UPMC
CHILDREN'S COMMUNITY PEDIATRICS

1433 N 2nd Street, Harrisburg, PA 17102
<Leased or Owned>

Programming, Round 4
Project #: SG68-86
Issue Date: 05/13/2022

Overview

Project Contacts

Owner
UPMC
600 Grant St.
Pittsburgh, PA 15219

Dave Seaman
412.647.9977
seamand@upmc.edu

Managers & Designers
UPMC
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Project Summary

Introduction

The scope of the UPMC Exterior Sign Brand Roll-out (SRO) project is to implement the UPMC brand throughout the exterior of all UPMC facilities. Creating a signage standards for UPMC is more than just a brand roll-out, but also an opportunity to create a wayfinding methodology that is user friendly and provides patients, visitors and staff with a system of total support as they navigate the exterior wayfinding on campuses.

Directions for Review and Submission

This document features a sign location map (on page 4) that shows, with a numbered "bubble", where each sign is located. The number in each bubble references a specific sign layout. Specific sign layouts can be found within the sign layout pages that follow the map. To review a sign layout, please identify the sign location number (for example: 002) and find that number on a sign layout page (sign number located in the title block at the right of the layout page). The title block also contains sign type information that references the Sign Standards Manual, as well as relevant notes and/or open issues. Please review these notes and open issues, as well.

Sign designs and graphic layouts are based on Sign Standards Manual. If design, construction, mounting or layout strays from the standard, the sign is marked as "custom". Please thoroughly review this document to ensure it is accurate and complete. Your review should focus on sign messages; however, feel free to include any comments regarding sign locations, and sign types. Hand mark-up this document with location notes on the location plan; and mark-up sign type or message related notes on the individual sign layout pages.

SIGN SYSTEM OVERVIEW

How to Use the Sign Numbering System

SIGN TYPE CODE EXAMPLES

H PY30.i2 = Hospital > Pylon > Urban > Internally Illuminated > Ground: Core Drill Hard Surface

S WL17.M.n21 = Satellite > Wall > Entrance Logo Cabinet > Medium > Non Illuminated > Surface: Concealed Hardware

H RG70.S.n4 = Hospital > Regulatory > Post > Small > Non Illuminated > Ground: Break Away

SIGN TYPE CODE OVERVIEW

BASE CONFIGURATION

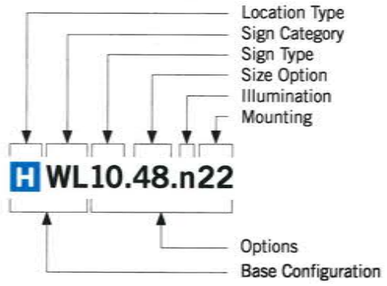
Location Type

H = Hospital
S = Satellite

Sign Categories

WL = Wall
PY = Pylon
PP = Post + Panel
RG = Regulatory
PK = Parking
CS = Custom

Sign Type Code Matrix



OPTIONS

Sign Types

WL: Wall (includes glass doors + windows)
10 = Hospital and Satellite Logo
11 = Emergency Letters
12 = Ambulance Letters
13 = Entrance Letters
14 = Entrance Letters with Bldg ID
15 = Entrance Logo Cabinet*
16 = Entrance Logo Panel*
17 = Entrance Logo Cabinet*
18 = Entrance Logo Panel*
19 = Entrance Logo Cabinet*
20 = Entrance Logo Panel*
21 = Entrance Logo Cabinet*
22 = Entrance Logo Panel*
23 = Cut Plate Letters
24 = Building Identification Panel
25 = Building Identification Pylon
26 = Logo Vinyl
27 = Building Identification Vinyl
28 = Pedestrian Directional (Projecting)
29 = Pedestrian Directional (Surface)
30 = Satellite Site Marquee*
31 = Building Identification (Projecting)
32 = Site Address Numbers
33 = Entrance Logo Cabinet with Address*
34 = Entrance Logo Panel with Address*
35 = Entrance Logo Cabinet with Address*
36 = Entrance Logo Panel with Address*
37 = Entrance Logo Cabinet with Address*
38 = Entrance Logo Panel with Address*

*** Satellite Location Only**

PP: Post + Panel
50 = Veh. Directional: Logo, ER
52 = Veh. Directional: Emergency
53 = Satellite Site Identification*
54 = Double Directory: Logo, Tenant Slats*
55 = Single Directory: Logo, Tenant Slats*
56 = Ped. Directional: Logo, ER
57 = Ped. Directional: ER
60 = Flag Banner

*** Satellite Location Only**

PY: Pylon
Vertical
20 = Site ID/Directional: Logo, ER
20 = Site ID/Directional: Brand Fwd, Logo
21 = Site ID Directional: Brand Fwd, Logo, ER
22 = Veh Directional: Logo, ER
23 = Veh Directional: Logo
24 = Veh Directional: ER
25 = Veh Directional
30 = Urban: Logo, Emergency (4 Sides)
31 = Urban: Logo (4 Sides)
32 = Urban: Logo, Emergency (2 Sides)
33 = Urban: Logo (2 Sides)
34 = Site ID/Directory: Logo, Tenants*
35 = Site ID/Directory: Logo, Tenants, Pole*
36 = Satellite Site Identification*
37 = Satellite Site Identification*

Horizontal
38 = Satellite Site Identification*
40 = Site Identification: Logo, ER
42 = Site Identification: Logo

RG: Regulatory
70 = Regulatory Post
71 = Regulatory Violator
72 = Regulatory Post-Projecting
73 = Caution Door Swing
74 = Caution Door Slide
75 = Building Information Panel
76 = Building Information Pylon
77 = Exterior Room ID
78 = General Information
79 = Building Information Panel (Vinyl)
80 = MUTCD Stop
81 = MUTCD Do Not Enter
82 = MUTCD One Way
83 = MUTCD Yield
84 = MUTCD Hospital
85 = MUTCD No Trucks
86 = MUTCD No U-Turns
87 = MUTCD Pedestrian Crossing
88 = Universal Ice Alert
89 = MUTCD Speed Limit
90 = Staff Entrance

PK: Parking
90 = Garage Letters
91 = Enter / Exit Letters
92 = Clearance Bar
93 = Garage Letters with Building ID
94 = Clearance Panel
95 = Lot ID, with Message, Pylon
96 = Lot ID, with Message, Post + Panel
98 = Lot Identification, Pylon
99 = Lot Identification, Post + Panel
100 = Parking Information Panel
101 = Parking Information Pylon
102 = Lot ID, Light Post (2 Sides)
103 = Lot ID, Light Post (3 Sides)
104 = Lot ID, Pole
105 = A-Frame
106 = Valet Stand
107 = Parking Symbol, Surface
108 = Parking Symbol, Projecting
109 = Parking Rates Panel
110 = Parking Rates Pylon
111 = Parking Rates Pole
120 = Public Parking Pylon
121 = Non-Public Parking Pylon
122 = Public Parking Pylon

Size Options

Channel Letter Sizes
48 = 48" Letter
36 = 36" Letter
24 = 24" Letter
18 = 18" Letter
15 = 15" Letter
12 = 12" Letter

Dimensional + Vinyl Letter Sizes
9 = 9" Letter
6 = 6" Letter
3 = 3" Letter
2 = 2" Letter

Site ID Pylons
11 = 11ft
13 = 13ft
15 = 15ft
16 = 16ft
18 = 18ft
20 = 20ft
22 = 22ft
24 = 24ft

Pylon, Post + Panel, Cabinet, and Regulatory Sizes
XS = XSmall
S = Small
M = Medium
L = Large
XL = XLarge

CUS = Custom

All sizes (XSmall, Small, Medium, Large, XLarge) vary per sign type.

Illumination Options

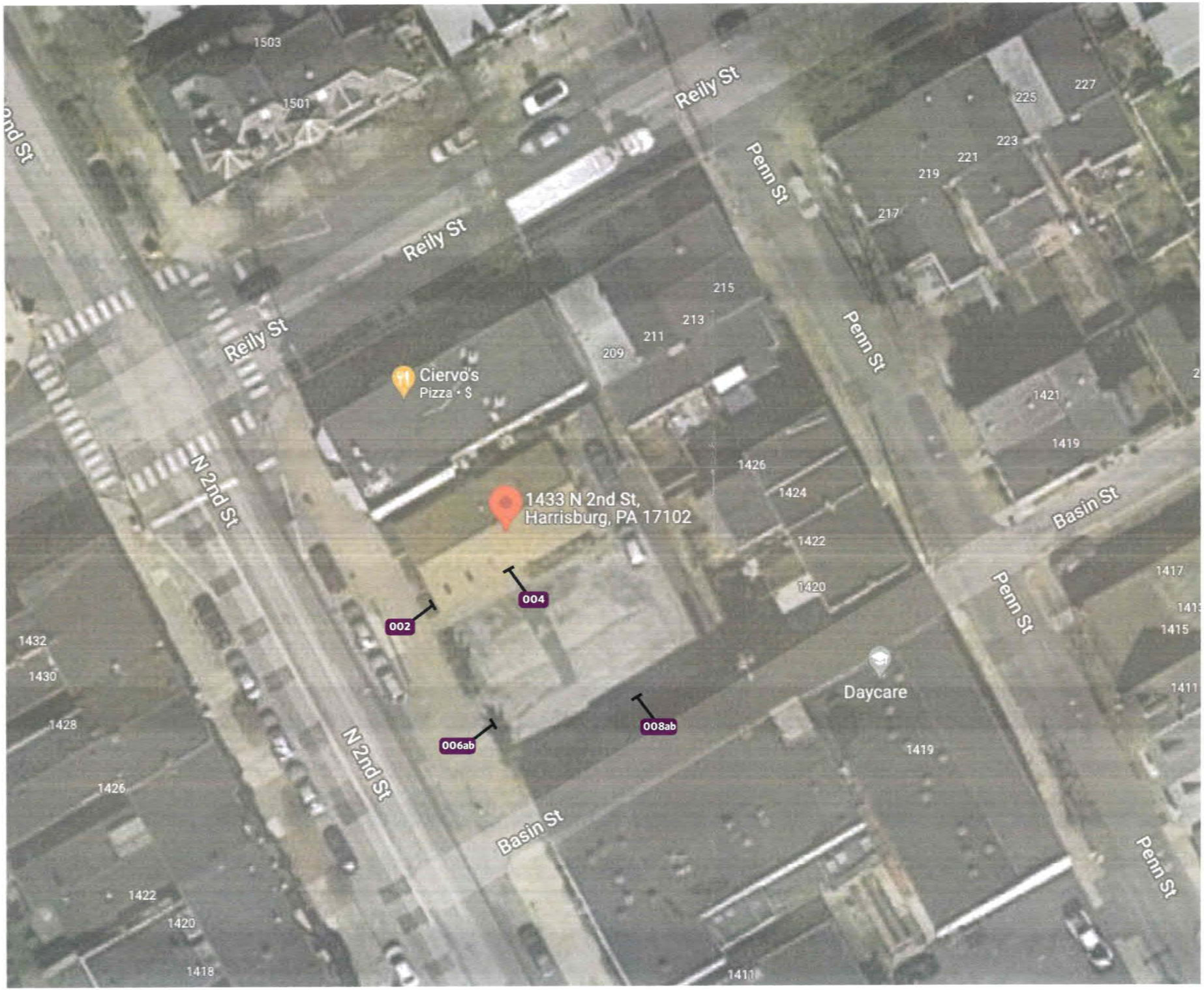
i = Internally Illuminated
is = Internally Illuminated with Shoulder
e = Externally Illuminated
h = Halo Lit
r = Non Illuminated: Reflective Vinyl
n = Non Illuminated: Opaque Vinyl

Mounting Options

1 = Ground: Direct Bury
2 = Ground: Core Drill Hard Surface
3 = Ground: Bollard
4 = Ground: Break Away
5 = Ground: Bounce Back
6 = Ground: Existing Pole
7 = Ground: Freestanding / Stanchion
8 = Ground: Base Plate
9 = Ground: Spike

20 = Surface: Structural Adhesive
21 = Surface: Concealed Hardware
22 = Surface: Standoffs
23 = Surface: Raceway / Canopy
24 = Surface: Projecting
25 = Surface: Fence
26 = Surface: Glass
27 = Surface: Existing Marquee

40 = Suspended: Cable



UPMC | SIGNAGE, WAYFINDING & ENVIRONMENTAL GRAPHIC DESIGN

PROGRAMMING PACKAGE

OWNER ADDRESS
UPMC
600 Grant St
Pittsburgh, PA 15219

DATE
05/13/2022

PROJECT NAME AND ADDRESS
UPMC Children's Community Pediatrics
1433 N. 2nd Street
Harrisburg, PA 17102

SITE GROUP #
SG68-86

ELROY PROJECT #
-

PROJECT MANAGER
Sharon Fontana

PROGRAMMER
Tenley Schmida

NOTES

Accessible Parking Sign locations TBD

008

SUBMITTAL
Round 4

SHEET NO.
4

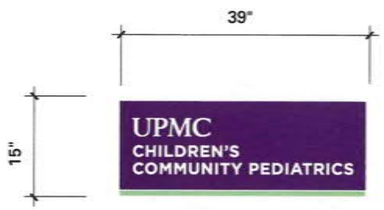


Proposed OPTION 1

Remove existing sign.
Patch any holes.

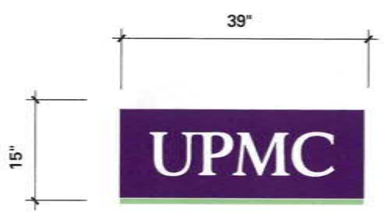


Proposed OPTION 2



WL15.CUS.n21-002
Entrance Logo Cabinet

Scale: 1/2" = 1'-0"



WL15.CUS.n21-002
Entrance Logo Cabinet

Scale: 1/2" = 1'-0"

UPMC | SIGNAGE, WAYFINDING & ENVIRONMENTAL GRAPHIC DESIGN

PROGRAMMING PACKAGE

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DATE
05/13/2022

PROJECT NAME AND ADDRESS
UPMC Children's
Community Pediatrics
1433 N. 2nd Street
Harrisburg, PA 17102

SITE GROUP #
SG68-86

ELROY PROJECT #
-

PROJECT MANAGER
Sharon Fontana

PROGRAMMER
Tenley Schmida

SIGN LOCATION

002

SIGN TYPE & QUANTITY

WL15.CUS.i21

SIDES
-

ILLUMINATION
Non-Illuminated

NOTES

Remove existing sign on front of building and install new sign on side of building as shown.

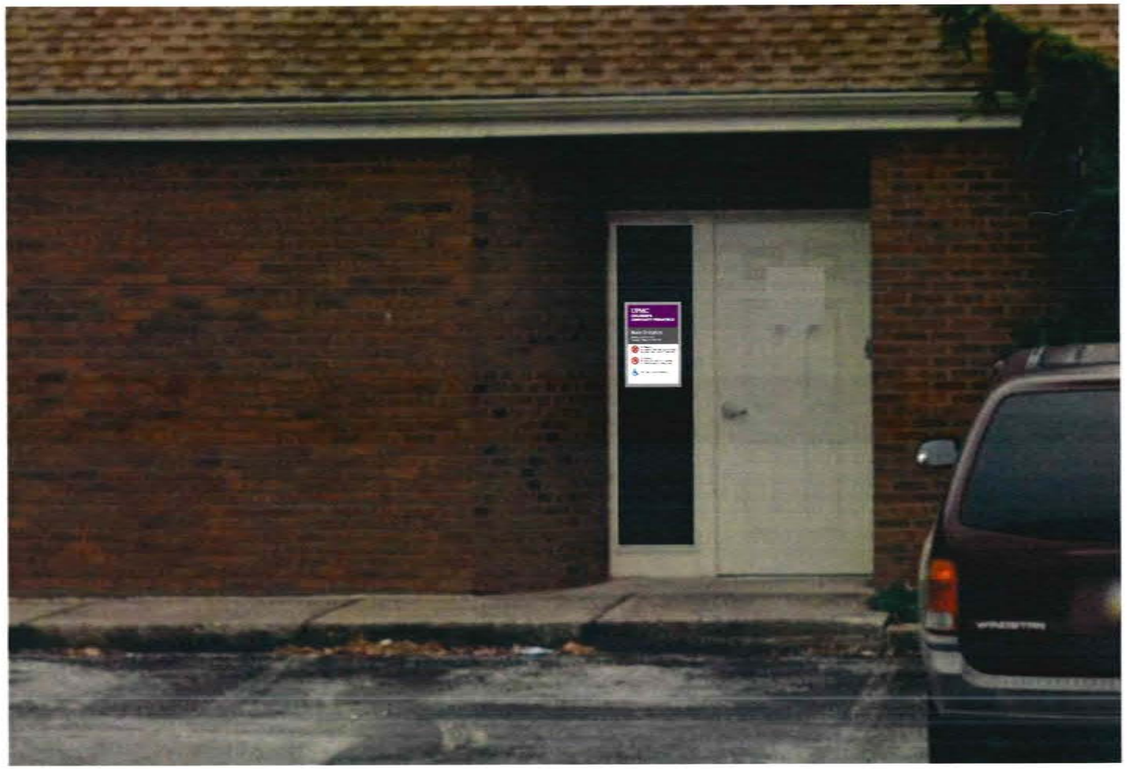
Signage cannot exceed 4sqft.

ISSUES

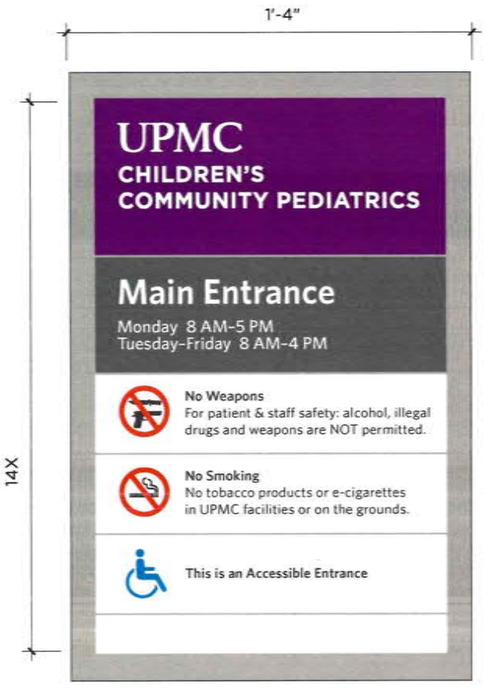
-

SUBMITTAL
Round 4

SHEET NO.
5



Proposed



RG79.XS.n26-004
Building Information Window Vinyl

Scale: 2" = 1'-0"

UPMC | SIGNAGE, WAYFINDING & ENVIRONMENTAL GRAPHIC DESIGN

PROGRAMMING PACKAGE

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600 Grant St
Pittsburgh, PA 15219

DATE
05/13/2022

PROJECT NAME AND ADDRESS
UPMC Children's Community Pediatrics
1433 N. 2nd Street
Harrisburg, PA 17102

SITE GROUP #
SG68-86

ELROY PROJECT #
-

PROJECT MANAGER
Sharon Fontana

PROGRAMMER
Tenley Schmida

SIGN LOCATION

004

SIGN TYPE & QUANTITY

RG79.XS.n26

SIDES
-

ILLUMINATION
-

NOTES

Remove paper signs from door and window, install new vinyl sign according to standards in location shown.

Client to verify information panels.

ISSUES

-

SUBMITTAL
Round 4

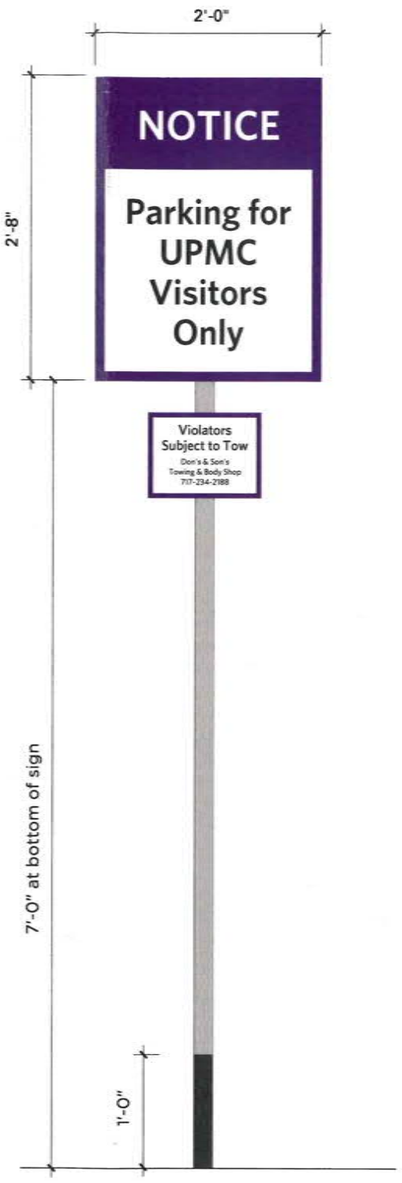
SHEET NO.
6



Proposed - 006a



Proposed - 006b



RG70.L.n1-006a
Regulatory Post - Large

RG71.n1-006b
Regulatory Violator

Scale: 3/4" = 1'-0"



RG70.L.n21-008a
Regulatory Post - Large

RG71.n21-008b
Regulatory Violator

Scale: 3/4" = 1'-0"

UPMC | SIGNAGE, WAYFINDING & ENVIRONMENTAL GRAPHIC DESIGN

PROGRAMMING PACKAGE

OWNER ADDRESS
UPMC
600 Grant St
Pittsburgh, PA 15219

DATE
05/13/2022

PROJECT NAME AND ADDRESS
UPMC Children's
Community Pediatrics
1433 N. 2nd Street
Harrisburg, PA 17102

SITE GROUP #
SG68-86

ELROY PROJECT #
-

PROJECT MANAGER
Sharon Fontana

PROGRAMMER
Tenley Schmida

SIGN LOCATION

006a, 006b
008a, 008b

SIGN TYPE & QUANTITY

RG70.L.n1, RG71.n1

RG70.L.n21, RG71.n21

SIDES
-

ILLUMINATION
-

NOTES

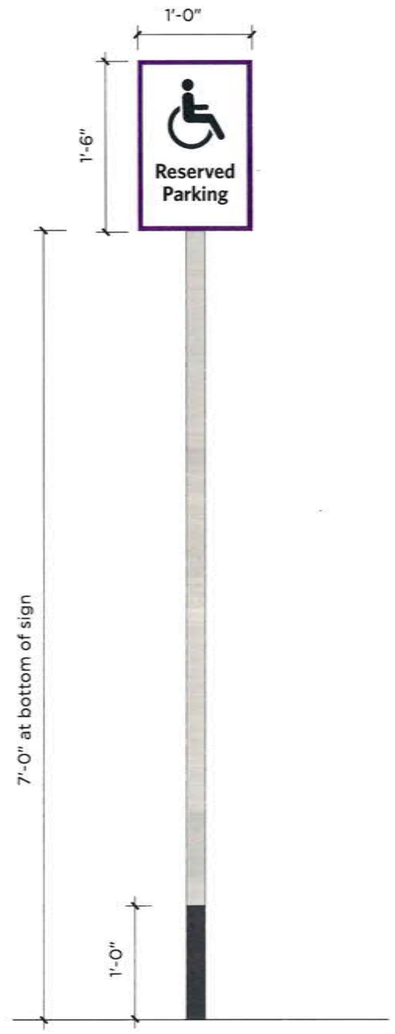
Install signs in locations shown according to standards.

ISSUES

-

SUBMITTAL
Round 4

SHEET NO.
7



TBD

RG70.S.n1-008
Regulatory Post - Small

Scale: 3/4" = 1'-0"

UPMC | SIGNAGE, WAYFINDING & ENVIRONMENTAL GRAPHIC DESIGN

PROGRAMMING PACKAGE

OWNER ADDRESS
UPMC
600 Grant St
Pittsburgh, PA 15219

DATE
05/13/2022

PROJECT NAME AND ADDRESS
UPMC Children's
Community Pediatrics
1433 N. 2nd Street
Harrisburg, PA 17102

SITE GROUP #
SG68-86

ELROY PROJECT #
-

PROJECT MANAGER
Sharon Fontana

PROGRAMMER
Tenley Schmida

SIGN LOCATION

008 - TBD

SIGN TYPE & QUANTITY

RG70.S.n1

Qty: TBD

SIDES
-

ILLUMINATION
-

NOTES

Accessible parking signs to be determined if needed.

Quantity and mounting methods TBD.

ISSUES

-

SUBMITTAL
Round 4

SHEET NO.
8

UPMC
LIFE CHANGING MEDICINE

Primary Division
Corporate Real Estate

600 Grant Street
Pittsburgh PA, 15219
C 412-636-6137

UPMC Sign Planning and Design

UPMC is authorizing Bartush Signs to represent our interest in installing a small plaque sign at 1433 N. 2nd Street, Harrisburg PA. In regards to zoing issues.

Thank you,
Sharon M. Fontana

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Municipal Historic District
Certificate of Appropriateness (COA) Application:

316 North 2nd Street

PID:
04-029-002

HISTORIC DISTRICT:
Old Harrisburg Municipal & National Historic Districts

ZONING:
Commercial Neighborhood (CN)

FLOODPLAIN:
Zone X (No Floodplain)

OWNER:
Wali Mohmand w/ Wali Rentals, LLC

PROJECT CONTACT:
Enrique Armas w/ MASA Authentic Mexican Cuisine

PROJECT CONTRACTOR:
Pam Kammerer w/ Signs by Tomorrow Harrisburg West

SUBMISSION DATE:
June 6, 2022

HARB DATE:
July 11, 2022

SITE VISIT DATE(S):
May 30, 2022; July 6, 2022

ESTIMATED DATE OF COMPLETION:
August 2, 2022

PROPOSAL:
The Applicant is proposing to install a 16.6-square-foot aluminum sign with a matte finish and vinyl letters advertising the business name; the wall sign will be anchored by three-inch bolts to the wooden panel above the main entrance.

PROPERTY DESCRIPTION:
The property at 316 North 2nd Street is a 0.02-acre lot featuring a 2,972-square-foot, brick building which was constructed circa 1850 (per the Dauphin County Tax Records). The property is bounded by the property at 318 North 2nd Street to the north, North 2nd Street, the property at 310 North 2nd Street to the south, and a small right-of-way to the west.

This three-story, attached structure features elements of an eclectic architectural style, with Italianate vernacular elements. The building appears to have been significantly modified over time and contains features that have acquired historic significance in their own right; although it is assumed there was a transom lite capping the storefront, in the current configuration, the storefront is capped by a single panel set flush with the building facade, and the recessed portion is also paneled. Character-defining features include: the first-floor storefront façade with paneled kickplate and recessed entrance; the substantial, two-story bay window on the second and third

floors; and the large cornice with repetitive brackets. The main entryway features a wooden door with a two-thirds, divided lite pane, set within a recessed entrance flanked by storefront windows and topped with a wooden panel transom. A second entrance to the right of the storefront provides access to the upper floors and features a paneled door of indeterminate material, set in a simple frame and topped with a square transom. Fenestration consists of large, plate-glass storefront windows covering the majority of the first-floor storefront, which is separated from the upper floors by a thin cornice. The upper floors feature a monolithic bay window, two-thirds of building width and two stories in height; it contains four one-over-one, double-hung windows per floor, separated vertically by panels and set above wooden panels. The structure features a flat rubber roof. Although there have been modifications over the years, the building retains a fair amount of its originally integrity and contributes to the historic and architectural character of the 2nd Street commercial corridor.

POINTS OF CONSIDERATION:

1. The effect of the proposed change upon the general historic and architectural nature of the district.
2. The appropriateness of exterior architectural features, which can be seen from a public street or right-of-way.
3. The general design, arrangement, texture, material, and color of the building, sign, or fence and the relation of such factors to similar features in the district.

SECRETARY OF THE INTERIOR'S <u>STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS [2017]:</u>

The Secretary of the Interior has established ten enumerated standards to be followed when considering alterations to an historic property. Of the ten standards, the following apply to this application:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

ANALYSIS:

1. **Secretary of the Interior's <u>Standards for the Treatment of Historic Properties</u> [2017]:**
   - **A.** The Standards recommend identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures. The Standards also recommend replacing in-kind extensively deteriorated or missing components of storefronts when there are surviving prototypes, such as doors, transoms, kick plates, base panels, bulkheads, piers, or signs, or when the replacement can be based

on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.

2. The National Park Service Preservation Briefs:

A. *Brief 25 – The Preservation of Historic Signs*

Historic signs give continuity to public spaces, becoming part of the community memory. They sometimes become landmarks in themselves, almost without regard for the building to which they are attached, or the property on which they stand. Furthermore, in an age of uniform franchise signs and generic plastic "box" signs, historic signs often attract by their individuality: by a clever detail, a daring use of color and motion, or a reference to particular people, shops, or events.

New Signs and Historic Buildings

Preserving old signs is one thing. Making new ones is another. Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however, involves a major paradox: historic sign practices were not always "sympathetic" to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices, therefore, would definitely not be recommended.

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs – their sizes, types, colors, lighting, lettering, and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

The following points should be considered when designing and constructing new signs for historic buildings:

- Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name, and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- New signs should respect the size, scale, and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- Sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.

- New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

3. The Harrisburg Historic District Design & Preservation Guide [2021]:

A. ***Chapter 5: Signs and Awnings***

Signs and awnings have been used in Harrisburg as identifiers of goods and services for over two centuries. Despite this, there are few historic signs that remain as they are continually replaced or updated. When intact, historic signs should be preserved even if the sign does not represent the current function or use of the site. Their design, placement, illumination, size, and material can have a significant impact on the character of an historic building or a streetscape. Additionally, awnings are functional and decorative features which have been used to cover goods and people outside of a building, these too have an immense impact on the nature of an historic district. All such factors must be taken into account when considering a new sign or awning. The installation of a sign or awning usually requires review by the HARB if the building is located in a Municipal Historic District.

When historic signs remain, they should be identified, retained, and preserved. This may require maintenance and repairs to the sign that will vary depending on its material. Historic signs are usually unique and add authentic charm to a commercial building.

Free standing, projecting, wall, and painted window and door signs are generally suitable to historic buildings. The final selection of the type of sign will depend on the architectural character of the building and its relationship to the streetscape. For example, a business in a traditional storefront with large plate-glass windows would choose window lettering in combination with a painted projecting sign on a metal bracket. Whatever type of sign is chosen, it must be compatible with the historic architectural character of the building in its style. For example, an Art Deco building should have an Art Deco style sign. Iconographic signs that convey the type of business through imagery are encouraged, as is the original use of neon to accent and illuminate signage in commercial areas. An example is a shoe repair shop having a wooden projecting sign shaped like a shoe. Some signs may be administratively approved if a new sign matches an existing sign in material and style and the sign does not have a direct effect on historic materials.

Sign Materials, Location, and Mounting

The material chosen for a sign can have a significant impact on its compatibility with an historic building as well. Painted wood, metal, glass, and neon are traditional sign materials. High-density sign foam may also be acceptable depending upon how it is used. This modern material can be shaped like a carved wooden sign and is well suited for projecting signs. It is important to allow a variety of signage within an historic district to add character and texture to the streetscape. There are a variety of sign types but the most appropriate styles for historic districts include wall, projecting, hanging, awning, or

painted window signs. Dimensional letter signs, monument, and free standing signs can also be appropriate if the design and its materials are compatible with the building and the neighborhood.

The location of the sign should not obscure or destroy any character defining features. The sign should be compatible with the scale of the building in its size and not overpower a facade. There are often clear solutions as to where a sign should be positioned when one steps back and views the building from across the street. Illuminated box or cabinet signage is usually inappropriate for use in historic districts.

Many signs, particularly projecting signs, require the anchoring or mounting of a bracket on to a facade of a building. It is important that the bracket does not damage or destroy any character defining features and is also compatible with the building. Brackets must be anchored into mortar joints onto masonry facades. All aspects of signage must also comply with the Harrisburg Zoning Code, this includes the number of signs on a property (usually one per façade), illumination type, size, and location.

4. The Planning Bureau notes that the proposed signage will be advertising for a new business on-site. Previous businesses occupying the first-floor commercial space have likewise installed signage in the same location, including Arepa City, 2nd Street Shawarma, and Dania's Kitchen. A review of Google Streets View indicates the signage was comprised of different materials and designs, including vinyl banners and lettering painted directly onto the panel surface. As such, the proposed signage will bring the property into better conformance with the Historic District Guidelines by utilizing a metal wall sign to advertise businesses.

One additional aspect of the property that Planning Bureau staff considered including as a condition of approval, but ultimately decided against, was a requirement that the entry door to the upper floors be replaced with an historically-appropriate material and design. Per a review of Google Streets View images, it is evident that the property owner replaced the previous wooden door, featuring full-view, divided-lite panes, sometime between September 2019 and November 2020. This work was not coordinated with the City, and did not receive authorization from the City, which would have been required as it represents a significant alteration to an existing, historically-appropriate element. The Bureau will be contacting the property owner regarding this alteration.

PLANNING BUREAU RECOMMENDATION: **Approval**

Planning Bureau staff recommends the request be **Approved** for the following reason(s):

1. The Planning Bureau notes that the Applicant's proposed sign will not introduce a new element to the structure; signs of varying materials and designs advertising businesses on-site have occupied the panel above the storefront entrance since at least July 2011.

2. The aluminum, matte-finished signage face is an approvable material for signs in the historic district, and the signage will be anchored to the wooden panel header in an historically-appropriate manner.

REVIEW PROCESS:

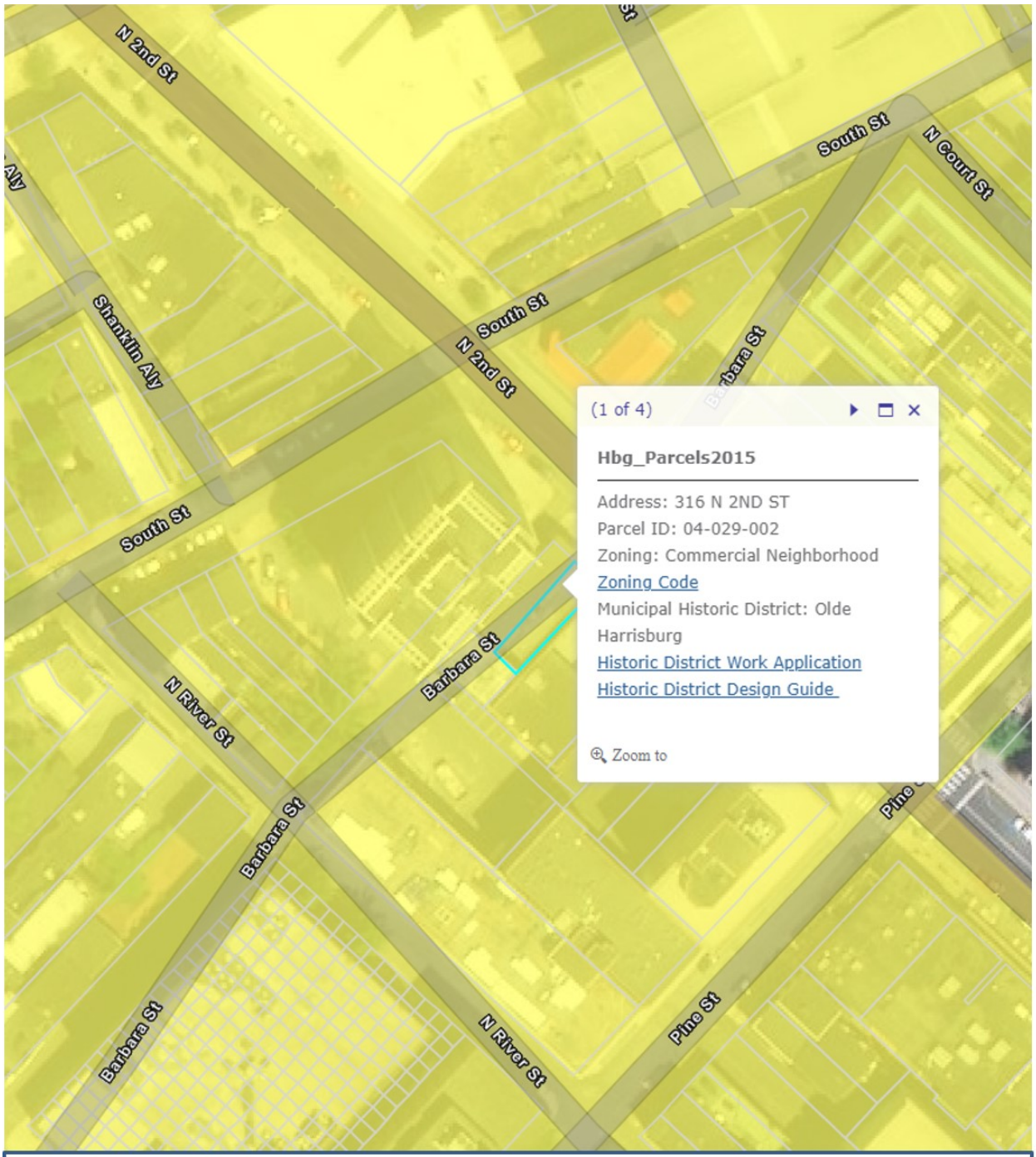
1. HARB reviews the application and makes a recommendation to City Council.
2. City Council Building and Housing Committee Chair reviews and issues a Certificate of Appropriateness (COA) or holds an additional meeting and issues Resolution to approve or deny the application.
3. Bureau of Codes will issue a Building Permit if COA has been issued and a Building Permit application has been submitted for processing.
4. Follow-up review of completed work by Planning Bureau staff to ensure compliance. Applicant to contact staff when work begins and again upon completion.

ATTACHMENTS:

1. Site Photos taken by Planning Bureau staff
2. Historic District Map
3. Certificate of Appropriateness Application
4. Existing Condition Photos
5. Proposed Signage Rendering

PROPERTY PHOTOS:





Historic District Location Map
316 North 2nd Street
Old Harrisburg Municipal Historic District

Original copy



MUNICIPAL HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS
APPLICATION

Note: The Planning Bureau must review all applications for completeness; incomplete applications may cause a delay in processing.
Contact Frank Grumbine at 717-255-3079 or fagrumbine@harrisburgpa.gov with any questions.

INSTRUCTIONS

- Print legibly, provide a **COMPLETE** written description of the work, complete all applicable sections, and submit the original signed copy. Both owner's and applicant's (if different from the owner) signatures are required.
- All applications **MUST** include labeled photographs (printed on standard 8-1/2 x 11 paper) of the building/site as visible from public rights-of-way, as well as other relevant supporting materials such as product manufactures' brochures, architectural drawings, and/or elevation plans.
- **Eight (8) complete sets of documentation, including eight (8) copies of this application.** If you choose to appeal HARB's decision to the City Council, or if City Council requests a review of your application, you will be asked to provide eight (8) additional copies of the application and all supplemental documentation.
- Applications **MUST** be received at the Planning Bureau, 10 North 2nd Street, Suite 206, Harrisburg, PA 17101, by 5:00 PM on the scheduled deadline date to be reviewed at the next Harrisburg Architectural Review Board (HARB) meeting. The HARB meeting schedule is available on the Planning Bureau's website: http://harrisburgpa.gov/planning/.

Other reference materials found on the Planning Bureau's website: Frequently Asked Questions (FAQ), Historic District Design Guide, Historic District Alternate Materials list, Secretary of Interior's Standards for Rehabilitation, and Historic District Maps (both existing and eligible).

PROPERTY ADDRESS: 316 N 2nd St. Harrisburg, PA 17101

PROJECTED START DATE: 08/02/2022 **COMPLETION DATE:** 08/02/2022

DESCRIBED PROPOSED WORK IN DETAIL

Install A white Aluminum MATTE Finished Sign with Vinyl lettering reading "MASA Authentic MEXICAN CUISINE". The Sign will be Anchored with 3 in. bolts to a wood surface. The Sign will measure 16 inches tall by 149.5 inches wide.

EXTERIOR ALTERATIONS

Include photographs of the building noting which feature(s) will be replaced, along with specifications and/or drawings of the proposed replacement feature(s) that include measurements. **Please indicate below which elevations will be altered (i.e. north, south, etc.)** and the type of materials being used (i.e. wood, stone, brick, etc.). Please provide samples of any non-traditional materials being proposed.

Feature	Elevation	Original Material	Existing Material	Proposed Material
Wall Material				
Windows/Shutters				
Doors				
Roof/Shingles				
Railings/Decks				
Columns				
Cornice/Moldings				
Other				

CANOPY/AWNING

- Attach an image of the proposed canopy/awning with its specifications, sample of the covering material, and an image of the building indicating the location where it is to be installed.

Frame material _____
Covering material _____
Height from ground to bottom of frame _____
Location on building _____
Describe how it will be anchored* _____

Note – anchoring through mortar joints, not bricks, is the preferred method.

SIGN

- Attach a drawing of the proposed sign(s) and an image of the building/site indicating the sign placement.

Sign material Alunimum Sign w/ MATTE Finish
Number of signs 1
Dimensions of sign(s) 16 inches TALL x 149.5 inches in width
Describe how it will be anchored* 3 inch bolts onto wood surface

Note – anchoring through mortar joints, not bricks, is the preferred method.

FENCE

- Attach a Site Plan indicating lot lines, buildings, and the proposed placement of the fence, and a photograph or drawing of the proposed fence design.

Material _____
Height _____
Location _____

ADDITION

- Attach photos of the current building, a site plan indicating lot lines, buildings, and placement of the proposed addition, as well as elevations of the proposed addition in relation to the existing and adjacent buildings.

Proposed use _____
Exterior materials _____
Location relative to the main structure _____

NEW CONSTRUCTION*

- Attach a site plan indicating lot lines, buildings, parking, fences, setbacks, landscaping, etc. Also attach drawings of each elevation including a front view that includes existing adjacent buildings. Photographs of buildings adjacent to and directly across the street from the proposed new construction are also required.

Proposed use(s) _____
Exterior materials _____
Note: Complete other necessary sections of this application if the new construction will include demolition, signs, or fences.

DEMOLITION*

- Attach photographs of the building to be demolished. Both interior and exterior photos may be necessary to convey the condition of the building and reasons for demolition.

Most recent use of the building _____
Reason(s) for demolition _____
Future use of the site _____
Note: Complete other necessary sections regarding any proposed new construction or fencing.

APPLICANT INFORMATION

Name:	Phone (day):
Enrique V. Armas	717-307-8778
Address:	**Fax:**
423 Walnut St Apt 215	—
City, State, ZIP:	**Email:**
Harrisburg, PA, 17101	masatacoinc@gmail.com

Applicant's Legal Standing:

- ☐ Owner
- ☑ Lessee
- ☐ Other _____

PROPERTY OWNER (if other than Applicant)

Name:	Phone (day):
Wali mohmand	717-571-0727
Address:	**Fax:**
316 N 2nd St	—
City, State, ZIP:	**Email:**
Harrisburg, PA, 17101	Walidealer@gmail.com

CONTACT PERSON (if other than Applicant)

Name:	Phone (day):
Address:	**Fax:**
City, State, ZIP:	**Email:**

CONTRACTOR / DESIGNER (if other than Applicant)

Name:	Phone (day):
PAM Kammerer	717-975-2456
Address:	**Fax:**
333 S Front St.	
City, State, ZIP:	**Email:**
Wormleysburg, PA, 17043	Pam@sbtharrisburgwest.com

ATTACHMENTS

- Please note what attachments are being submitted:
  - ☐ Labeled Photos of Building and Surroundings
  - ☐ Product Specification sheets
  - ☐ Drawings of New Designs
  - ☐ Site Plan(s)
  - ☐ Samples of Proposed Materials

Applications **CANNOT** be processed without thorough explanations and adequate supporting materials. Incomplete applications will be returned to you, subsequently delaying your project. **Eight (8) complete sets of documentation, including eight (8) copies of this application, must be included in the application submittal**.

CONTACT/OWNER CERTIFICATION

I hereby certify that the proposed work is authorized and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial, criminal penalties, or revocation of any permits issued pursuant to this matter. Work will not commence prior to final approval.

Contact's Signature	Date	Owner's Signature	Date
[signature]	6/2/2022	[signature]	6/4/22

The owner must sign this application, contact signature required when different from owner.

STAFF USE ONLY

Date Received:	**Missing Documentation:**
Deadline:	**Date Returned:**
HARB Date:	**After-the-Fact Application Fee:**

AVAILABLE
LANDLORD
212 731 1000
316


149 IN WIDTH
16 IN TALL —>
MASA
AUTHENTIC MEXICAN CUISINE
316
FOR RENT

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Municipal Historic District
Certificate of Appropriateness (COA) Application:

1801 North 2nd Street

PID: 11-013-083	**OWNER:** Staci Basore	**SUBMISSION DATE:** June 7, 2022
HISTORIC DISTRICT: Old Uptown Municipal & National Historic Districts	**PROJECT CONTACT:** Staci Basore	**HARB DATE:** July 11, 2022
ZONING: Residential Medium-Density (RM)	**PROJECT CONTRACTOR:** Allied Exteriors	**SITE VISIT DATE(S):** June 30, 2022; July 6, 2022
FLOODPLAIN: Zone X (500-Year) Floodplain		**ESTIMATED DATE OF COMPLETION:** N/A

REQUEST:
The Applicant proposes to remove and replace real slate shingles around the dormers in the third-floor mansard roof with asphalt shingles.

PROPERTY DESCRIPTION:
The property at 1801 North 2nd Street is a 0.03-acre lot with a 2,860-square-foot, brick structure which was constructed circa 1902 (per Dauphin County Property Tax Records). The property is bounded by the property at 1803 North 2nd Street to the north, the property at 202 Kelker Street to the east, Kelker Street to the south, and North 2nd Street to the west.

This three-story, attached, brick masonry structure features elements of the Second Empire and Queen Anne architectural styles. Character-defining features include: the brick façade; the substantial, full-width front porch; the stone water table; the diverse window types; the two-story porches on the side and rear of the building; a decorative cornice that wraps around the front and side elevations; the mansard roof with substantial dormers; and a large brick chimney on the side elevation. The main entrance features a wide, wooden, paneled door with a divided lite pane, topped by a simple transom and set within a simple wooden frame featuring panels and a stone lintel; it is accessed by a large wooden porch with turned spindle railings and a substantial cornice with dentils. Fenestration features windows in a variety of settings and pane

configurations. The first-floor bay window on the front façade features one-over-one, wooden windows topped by transoms and panels; there are two similar bay windows on the side which feature a similar divided lite transom topped with stone lintels. Other windows on the second and third floors of the main structure feature one-over-one pane configuration and are set within stone lintels and sills. Windows on the rear addition feature a two-over-two pane configuration. Some of the third-floor windows retain the original margin lite sash designs, although others have been replaced with one-over-one frames; all are set in substantial dormers topped by pediments with brackets and wood shingle facing. The structure is topped with rubber roofing, with mansard roof clad in slate shingles on the front, side, and rear elevations. The rear yard is enclosed by a six-foot-high, dog-eared wooden fence, and the front yard features well-maintained landscaping and a large tree. As a semi-detached building, the structure mirrors its pair to the north as well as other residences on the block; the structure retains the majority of the original architectural elements and styles, and most are in good condition. Thus, the property contributes significantly to the historic and architectural character of the streetscape and district.

POINTS OF CONSIDERATION:

1. The effect of the proposed change upon the general historic and architectural nature of the district.
2. The appropriateness of exterior architectural features, which can be seen from a public street or right-of-way.
3. The general design, arrangement, texture, material, and color of the building, sign, or fence and the relation of such factors to similar features in the district.

SECRETARY OF THE INTERIOR'S <u>STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS [2017]:</u>

The Secretary of the Interior has established ten enumerated standards to be followed when considering alterations to an historic property. Of the ten standards, the following apply to this application:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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.

ANALYSIS:

1. **Secretary of the Interior's <u>Standards for the Treatment of Historic Properties</u> [2017]:**
   - **A. Guidelines for Rehabilitating Historic Buildings: Protect and Maintain Historic Materials and Features**

     After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then ***protecting and maintaining*** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials and

features as well as ensuring that the property is protected before and during rehabilitation work. A historic building undergoing rehabilitation will often require more extensive work. Thus, an overall evaluation of its physical condition should always begin at this level.

B. Repair Historic Materials and Features When the physical condition of character-defining materials and features warrants additional work, repairing is recommended. Rehabilitation guidance for the repair of historic materials, such as masonry, again begins with the least degree of intervention possible. In rehabilitation, repairing also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of features when there are surviving prototypes features that can be substantiated by documentary and physical evidence. Although using the same kind of material is always the preferred option, a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features.

C. Replace Deteriorated Historic Materials and Features Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing. As with repair, the preferred option is always replacement of the entire feature in kind (i.e., with the same material, such as wood for wood). However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, the guidelines never recommend removal and replacement with new material of a feature that could reasonably be repaired and, thus, preserved.

2. The National Park Service Preservation Briefs:

A. *Brief 16: The Use of Substitute Materials on Historic Building Exteriors*

Because the overzealous use of substitute materials can greatly impair the historic character of a historic structure, all preservation options should be explored thoroughly before substitute materials are used. It is important to remember that the purpose of repairing damaged features and of replacing lost and irreparably damaged ones is both to match visually what was there and to cause no further deterioration. For these reasons it is not appropriate to cover up historic materials with synthetic materials that will alter the appearance, proportions and details of a historic building and that will conceal future deterioration.

Some materials have been used successfully for the repair of damaged features such as epoxies for wood infilling, cementitious patching for sandstone repairs, or plastic stone for masonry repairs. Repairs are preferable to replacement whether or not the repairs are in kind or with a synthetic substitute material.

In general, four circumstances warrant the consideration of substitute materials:

1. the unavailability of historic materials;
2. the unavailability of skilled craftsmen;
3. inherent flaws in the original materials; and
4. code-required changes (which in many cases can be extremely destructive of historic resources).

Cost may or may not be a determining factor in considering the use of substitute materials. Depending on the area of the country, the amount of material needed, and the projected life of less durable substitute materials, it may be cheaper in the long run to use the original material, even though it may be harder to find.
Due to many early failures of substitute materials, some preservationists are looking abroad to find materials (especially stone) that match the historic materials in an effort to restore historic buildings accurately and to avoid many of the uncertainties that come with the use of substitute materials.

B. ***Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character:***
The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character. Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

The purpose of this Brief is to help the owner or the architect identify those features or elements that give the building its visual character and that should be taken into account in order to preserve them to the maximum extent possible.

There are different ways of understanding old buildings. They can be seen as examples of specific building types, which are usually related to a building's function, such as schools, courthouses or churches.

Buildings can be studied as examples of using specific materials such as concrete, wood, steel, or limestone. They can also be considered as examples of an historical period, which is often related to a specific architectural style, such as Gothic Revival farmhouses, one-story bungalows, or Art Deco apartment buildings.

There are many other facets of an historic building besides its functional type, its materials or construction or style that contribute to its historic qualities or significance. Some of these qualities are feelings conveyed by the sense of time and place or in buildings associated with events or people. A complete understanding of any property may require documentary research about its style, construction, function, its furnishings or contents; knowledge about the original builder, owners, and later occupants; and

knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.

Therefore, the approach taken in this Brief is limited to **identifying those visual and tangible aspects of the historic building**. While this may aid in the planning process for carrying out any ongoing or new use or restoration of the building, this approach is not a substitute for developing an understanding about the significance of an historic building and the district in which it is located. If the various materials, features and spaces that give a building its visual character are not recognized and preserved, then essential aspects of its character may be damaged in the process of change.

A building's character can be irreversibly damaged or changed in many ways, for example, by inappropriate repointing of the brickwork, by removal of a distinctive side porch, by changes to the window sash, by changes to the setting around the building, by changes to the major room arrangements, by the introduction of an atrium, by painting previously unpainted woodwork, etc.

C. ***Brief 29: The Repair, Replacement and Maintenance of Historic Slate Roofs***

Repairing Slate Roofs

Broken, cracked, and missing slates should be repaired promptly by an experienced slater in order to prevent water damage to interior finishes, accelerated deterioration of the roof and roof sheathing, and possible structural degradation to framing members.

The damaged slate is first removed by cutting or pulling out its nails with a ripper. If steel cut nails, rather than copper nails, were used in laying the roof, adjacent slates may be inadvertently damaged or displaced in the ripping process, and these, too, will have to be repaired. If the slate does not slide out by itself, the pointed end of the, slate hammer can be punched into the slate and the slate dragged out. A new slate, or salvaged slate, which should match the size, shape, texture, and weathered color of the old slate, is then slid into place and held in position by one nail inserted through the vertical joint between the slates in the course above and approximately one inch below the tail of the slate two courses above.

The Replacement of Deteriorated Roofs

Historic slate roofs should be repaired rather than replaced whenever possible. Before replacing a slate roof, check for isolated damage, corroded and worn flashings, leaky gutters, poor ventilation in the attic, and other possible sources of moisture. All too often slate roofs are mistakenly replaced when, in fact, they could have been effectively repaired. Deciding whether an historic slate roof should be repaired or replaced can be difficult and each roof must be judged separately.

If repair is not possible and a new slate roof must be installed, it is important to remember that more than just the replacement of the slate is involved. The old slate

should be removed to prevent overloading of the roof timbers. Stripping should be done in sections, with felt installed, to avoid exposing the entire subroof to the weather. ln the process, rotted wood sheathing should be replaced and the roof timbers checked for signs of stress including deflection, cracking, and twisting. If such conditions are found, a structural engineer experienced in working with older buildings should be consulted. Other repairs, such as chimney repointing, which may require access to the roof should be completed before the new roof is put on.

3. The Harrisburg Historic District Design & Preservation Guide [2021]:

A. *Chapter 5: Historic Roofing*

Roofs, with their distinctive styles and materials, as well as their decorative features, are functional character-defining features of historic buildings. There are many styles of roofs in Harrisburg's Historic Districts which are composed of various types of materials. Historic roofing materials primarily include wood, metal, slate, tile, and asphalt. Maintenance of historic roofs is critical to protect the rest of the structure from unnecessary deterioration. Depending on the type of roof and its materials, recommended preservation treatments may vary.

Maintenance of Historic Roofs

Roofs should be maintained by means appropriate to that specific roof style and its materials. This includes keeping gutters clean and ensuring that valleys and peaks are properly sealed A periodic inspection of the attic to check for leaks is also a preventative maintenance task. For historic materials, such as standing seam metal and slate, conducting periodic maintenance and needed repairs will lengthen their useful life. For standing seam metal, this means coating the roof on a cyclical basis to prevent premature deterioration and rusting of the metal. In the case of slate roofing, securing loose slates or replacing only broken slates is a common way to maintain and keep the entire roof secure. It also prevents the need for a costly complete replacement. If the severity of original material deterioration requires replacement, the roofing material should be replaced in-kind with the same material of the same design, color, texture, and pattern. When in-kind replacement is completed, the authentic historic character of the roof is not diminished. Cleaning and maintenance of gutters should be performed on an annual basis. Clearing debris from gutters allows for stormwater to quickly evacuate from the roof.

Repair & Replacement of Historic Roofing

After ensuring that a historic roof has been maintained, sometimes repair or replacement may be necessary due to material failure or deterioration. Existing roofing materials can be repaired or replaced in-kind with a staff level approval. Repair involves limited replacement in-kind of deteriorated components whereas replacement is the complete reproduction and installation of an historic roof or roof features. Repair is always recommended if possible, as replacement often removes historic materials that are repairable. Replacement is also far more costly than repair of historic roofs. Repair and in-kind replacement can be done so with approval from the Planning Bureau. The

replacement of an historic roof with a modern material is not recommended and requires HARB review.

Alternate Roofing Materials
Unfortunately, many historic roofing materials have been replaced resulting in the loss of historic integrity at some point in the past. Many historic slate and metal roofs have been removed and replaced with modern asphalt shingles. Although in some cases, asphalt shingles can be considered the original historic material depending on the date of construction and existing materials. Removal of original roofing materials diminishes the historic character of the building and is not recommended. Additionally, flat roofs are rarely visible to the public right of way and are usually not subject to historic district regulations. Today, flat roofs are usually sheathed in rubber and usually require a staff level approval. Requests to replace historic and existing materials in-kind can be administratively approved by the Planning Bureau.

Synthetic Slate
Synthetic slate has become a popular product aimed to be an affordable replacement for historic slate. Requests to install synthetic slate is a common in Harrisburg's historic districts and requires HARB review. HARB is generally sympathetic towards the use of synthetic slate depending upon the context of the project.

4. Based on the COA application and work quote, it is unclear whether the proposed roofing work addresses only the rear of the of the third-floor – which shows evidence of previous, inappropriate repair work – or the entire mansard roof. Based on the cost of the proposed work, the Planning Bureau presumes that the work is focused on the third-floor rear mansard roof, and the review and recommendations are made with that understanding (the Planning Bureau would not recommend replacement of any slate shingles on the front and side façades). The Applicant has provided quotes for three types of replacement shingles: architectural shingles, designer shingles, and synthetic slate shingles, although the Bureau notes that the Applicant has not provided the cost for in-situ repair of the existing real slate shingles.

The Bureau recommends that only the use of synthetic slate shingles be authorized. HARB has previously approved of synthetic slate in lieu of real slate for roofs in municipal historic districts, and the location of the work is minimally-visible from the public right-of-way, yet is directly abutting the real slate shingles on the side elevation and thus can be seen with and compared to that section of the mansard roof. The use of any type of architectural or designer shingles would present a stark and discordant visual juxtaposition between that material/design and the real slate shingles. While synthetic slate shingles may not look exactly like real slate shingles, they will be much closer in appearance and it will be much more difficult to discern any differences. The cost of the project between the various types of shingles is not so drastic as to provide justification for the use of an inappropriate material such as asphalt shingles, and the proximity to the real slate shingles on the side elevation introduce additional support for the use of synthetic slate shingles in this project.

PLANNING BUREAU RECOMMENDATION: **Approval with Conditions**

Planning Bureau staff recommends the request be **Approved** with the following condition(s):

1. If the Board authorizes the removal of the real slate shingles, the Applicant will be required to utilize synthetic slate shingles that match the existing historic slate in reveal, color, size, and dimension.
2. Associated architectural roof features including trim, chimneys, dormers, eaves, or gables shall be preserved or repaired in-kind if needed.
3. If possible, slate shingles shall be saved or donated for use on other historic slate roofs for repair.

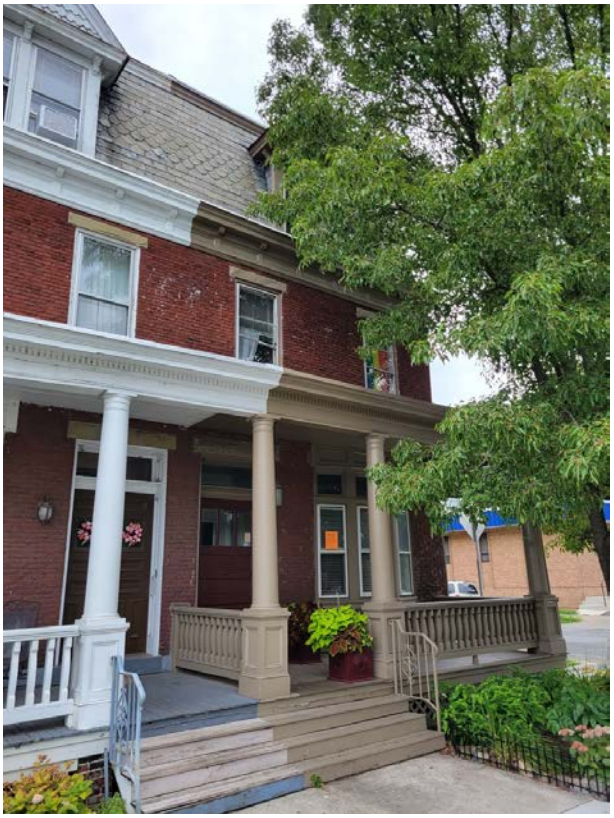
Planning Bureau staff recommends the request be **Approved** for the following reason(s):

1. HARB has previously approved the use of synthetic slate shingles as replacements for real slate shingles in the city's municipal historic districts.
2. Synthetic slate is an affordable alternative to real slate while retaining the appearance and texture of slate; the Secretary of Interior's Standards state that "If using the same kind of (roofing) material is not feasible, then a compatible substitute material may be considered."
3. The proposed alternative material will only be utilized on the rear elevation of the third floor, which is minimally-visible from the public right-of-way and not one of the more prominent sections of the mansard roof.

REVIEW PROCESS:
1. HARB reviews the application and makes a recommendation to City Council.
2. City Council Building and Housing Committee Chair reviews and issues a Certificate of Appropriateness (COA) or holds an additional meeting and issues Resolution to approve or deny the application.
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4. Follow-up review of completed work by Planning Bureau staff to ensure compliance. Applicant to contact staff when work begins and again upon completion.

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4. Existing Condition Photos
5. Proposed Scope of Work and Cost Breakdown

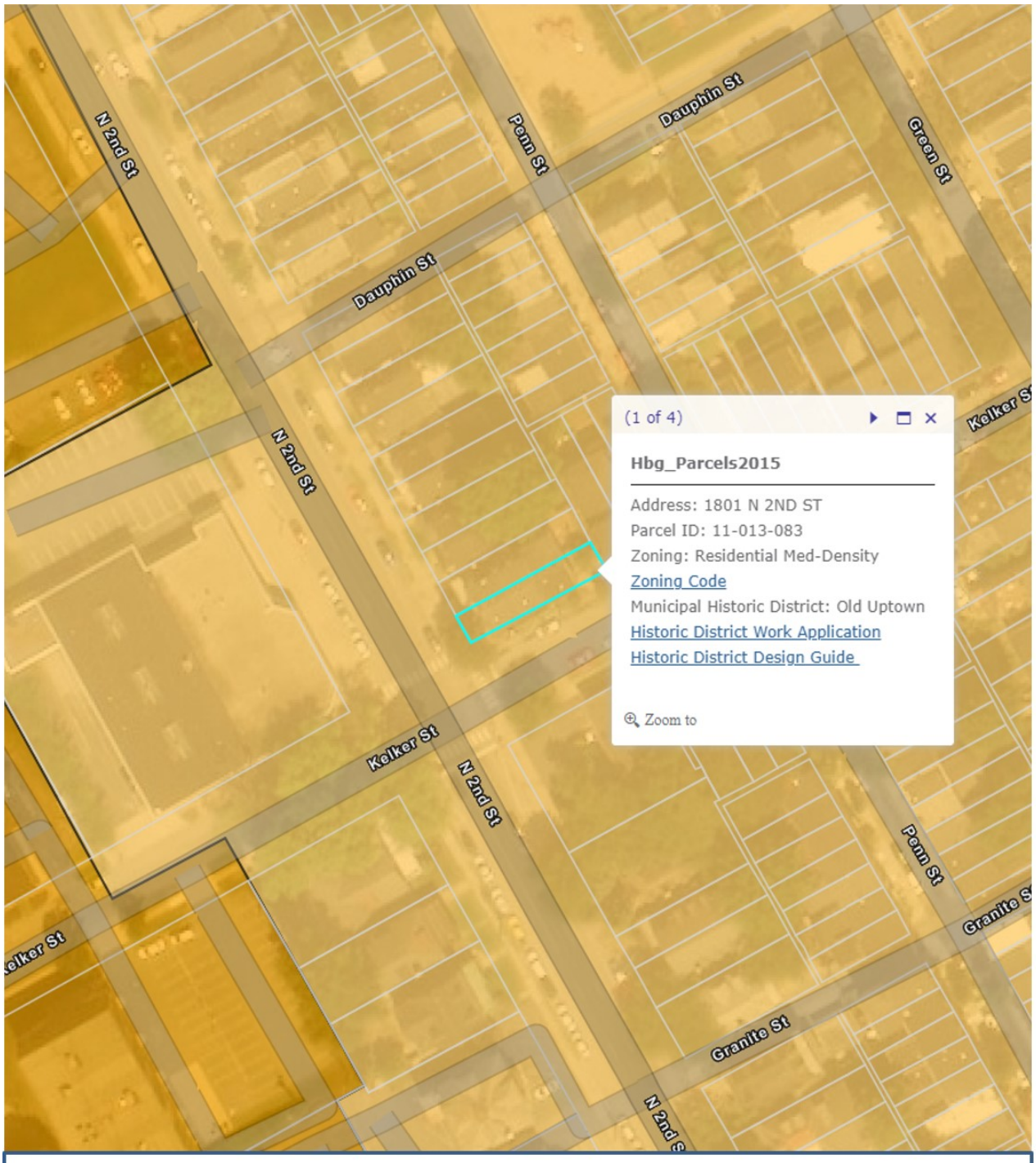
PROPERTY PHOTOS:



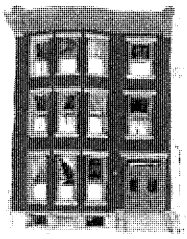








Historic District Location Map
1801 North 2nd Street
Old Uptown Municipal Historic District



MUNICIPAL HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS
APPLICATION

Note: The Planning Bureau must review all applications for completeness; incomplete applications may cause a delay in processing.
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Other reference materials found on the Planning Bureau's website: Frequently Asked Questions (FAQ), Historic District Design Guide, Historic District Alternate Materials list, Secretary of Interior's Standards for Rehabilitation, and Historic District Maps (both existing and eligible).

PROPERTY ADDRESS: 1801 N 2nd Street

PROJECTED START DATE: _____ **COMPLETION DATE:** _____

DESCRIBED PROPOSED WORK IN DETAIL

Replace rubber roof in kind on 3rd floor. Remove and replace shingles around windows on 3rd floor. Tend to any wood rot and flashing/soffits.

City of Harrisburg, Department of Community & Economic Development
Bureau of Housing – Bureau of Parks & Recreation – Bureau of Planning
10 North 2nd Street, Suite 206, Harrisburg, PA 17101 - Phone: (717) 255-6419

EXTERIOR ALTERATIONS

Include photographs of the building noting which feature(s) will be replaced, along with specifications and/or drawings of the proposed replacement feature(s) that include measurements. **Please indicate below which elevations will be altered (i.e. north, south, etc.)** and the type of materials being used (i.e. wood, stone, brick, etc.). Please provide samples of any non-traditional materials being proposed.

Feature	Elevation	Original Material	Existing Material	Proposed Material
Wall Material	3rd Flr	slate	slate/metal	shingle
Windows/Shutters				
Doors				
Roof/Shingles	3rd Flr	slate	slate/metal	shingle
Railings/Decks				
Columns				
Cornice/Moldings				
Other				
Roof	3rd Fl	Rubber	Rubber	Rubber

CANOPY/AWNING

- Attach an image of the proposed canopy/awning with its specifications, sample of the covering material, and an image of the building indicating the location where it is to be installed.

Frame material _____
Covering material _____
Height from ground to bottom of frame _____
Location on building _____
Describe how it will be anchored* _____

Note – anchoring through mortar joints, not bricks, is the preferred method.

SIGN

- Attach a drawing of the proposed sign(s) and an image of the building/site indicating the sign placement.

Sign material _____
Number of signs _____
Dimensions of sign(s) _____
Describe how it will be anchored* _____

Note – anchoring through mortar joints, not bricks, is the preferred method.

FENCE

- Attach a Site Plan indicating lot lines, buildings, and the proposed placement of the fence, and a photograph or drawing of the proposed fence design.

Material N/A
Height _____
Location _____

ADDITION

- Attach photos of the current building, a site plan indicating lot lines, buildings, and placement of the proposed addition, as well as elevations of the proposed addition in relation to the existing and adjacent buildings.

Proposed use N/A
Exterior materials _____
Location relative to the main structure _____

NEW CONSTRUCTION*

- Attach a site plan indicating lot lines, buildings, parking, fences, setbacks, landscaping, etc. Also attach drawings of each elevation including a front view that includes existing adjacent buildings. Photographs of buildings adjacent to and directly across the street from the proposed new construction are also required.

Proposed use(s) N/A
Exterior materials _____

****Note: Complete other necessary sections of this application if the new construction will include demolition, signs, or fences.***

DEMOLITION*

- Attach photographs of the building to be demolished. Both interior and exterior photos may be necessary to convey the condition of the building and reasons for demolition.

Most recent use of the building N/A
Reason(s) for demolition _____
Future use of the site _____

****Note: Complete other necessary sections regarding any proposed new construction or fencing.***

APPLICANT INFORMATION

Name: Staci Bitsore	**Phone (day):** 717 440 0109
Address: 1801 N 2nd St	**Fax:** 717 233 7465
City, State, ZIP: Hbg PA 17102	**Email:** staci@mgmsign.com

Applicant's Legal Standing:

- [X] Owner
- [ ] Lessee
- [ ] Other_____

PROPERTY OWNER (if other than Applicant)

Name:	**Phone (day):**
Address:	**Fax:**
City, State, ZIP:	**Email:**

CONTACT PERSON (if other than Applicant)

Name:	**Phone (day):**
Address:	**Fax:**
City, State, ZIP:	**Email:**

CONTRACTOR / DESIGNER (if other than Applicant)

Name: Allied Extensions	**Phone (day):** [redacted] 774-6476
Address: 340 Pleasant View Rd	**Fax:**
City, State, ZIP: New Cumberland PA 17070	**Email:** chris@alliedroofingpa.com

ATTACHMENTS

- Please note what attachments are being submitted:
  - ☒ Labeled Photos of Building and Surroundings
  - ☐ Product Specification sheets
  - ☐ Drawings of New Designs
  - ☐ Site Plan(s)
  - ☐ Samples of Proposed Materials — will bring with me at meeting

Applications **CANNOT** be processed without thorough explanations and adequate supporting materials. Incomplete applications will be returned to you, subsequently delaying your project. **Eight (8) complete sets of documentation, including eight (8) copies of this application, must be included in the application submittal.**

CONTACT/OWNER CERTIFICATION

I hereby certify that the proposed work is authorized and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial, criminal penalties, or revocation of any permits issued pursuant to this matter. Work will not commence prior to final approval.

Contact's Signature	Date	Owner's Signature	Date
	6/3/22		6/3/22

The owner must sign this application, contact signature required when different from owner.

STAFF USE ONLY

Date Received:	**Missing Documentation:**
Deadline:	**Date Returned:**
HARB Date:	**After-the-Fact Application Fee:**





ALLIED EXTERIORS INC.

340 PLEASANT VIEW ROAD
NEW CUMBERLAND PA 17070

PA# 020302

Staci Basore
1801 North 2nd St.
Harrisburg Pa

05/23/22

EPDM/Slate wall Quote.

1. OSHA required fall protection will be used at all times.
2. Remove the existing Slate and properly dispose of.
3. Install Diamond Deck synthetic underlayment on the wall.
4. Install window tape around the perimeter of the two windows.
5. Replace the slate with a new shingle using flashings around the windows.
6. Fabricate and install new .019 aluminum around the perimeter of the two windows and on the deteriorated corner post that ties into the built in gutter system.
7. Remove the existing multiple layers of flat roofing and properly dispose of debris.
8. All efforts will be made to keep debris off the ground.
9. All deteriorated, insufficient, or rotted roof decking/framing will be replaced on a time and material basis of $55.00 per hour per man with additional costs for materials. (Please note: Cost of the whirly bird removal and decking install is included in cost.)
10. Install blocking along the perimeter. (This is installed for proper fastening of the edge metal.)
11. Apply one layer of 1" ISO board over the entire area mechanically attached with screws and plates at a rate of one per two square feet.
12. Install reinforced pressure sensitive stripping along all transitions. (This is installed to ensure that the EPDM does not pull away from the insulation board at the angle changes)
13. Apply a fully adhered 60 mil Fire Stone EPDM roof system.
14. Fabricate and install new edge metals in a color to be chosen at a later date.
15. Install new counter flashing on the chimney in a color to be chosen at a later date.
16. Flash all curbs, pipes and new edge metal to manufacture's specifications.
17. Issue an Allied Exteriors Inc. 5 year limited workmanship warranty.

Synthetic Slate Cost: $5,443.00 - Quoted to replicate existing
Designer Shingle Cost: $3,826.00
Architectural Shingle Cost: $2,796.00

EPDM Roof Replacement Cost: $4,672.00

Option to make repairs to EPDM roof per line 9 above <u>estimated</u> cost: $2,400.00 - To include removing whirly bird, repair edge metal that is pulling away, wrap deteriorated corner post in aluminum, re seal around windows, re seal around chimney, and make other minor repairs as needed.

Thank you,

Chris Neff
President
Office: 717-774-6476
Cell: 717-554-1989

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Municipal Historic District
Certificate of Appropriateness (COA) Application:

106 Conoy Street

PID: 01-057-075	**OWNER:** Merritt & Katcha Neale	**SUBMISSION DATE:** June 10, 2022
HISTORIC DISTRICT: Shipoke Municipal & Old Harrisburg National Historic Districts	**PROJECT CONTACT:** Katcha Neale	**HARB DATE:** July 11, 2022
ZONING: Residential Medium-Density (RM)	**PROJECT CONTRACTOR:** Genisys	**SITE VISIT DATE(S):** June 30, 2022; July 6, 2022
FLOODPLAIN: AE (100-Year) Floodplain		**ESTIMATED DATE OF COMPLETION:** Already Completed

PROPOSAL:
The Applicant has installed a six-foot-high, wooden, dog-eared fence to enclose back yard. This is an After-the-Fact application.

PROPERTY DESCRIPTION:
The property at 106 Conoy Street is a 0.01-acre lot with a 1,557-square-foot, stick-built structure which was constructed circa 1900. The property is bounded by the property at 563 South Front Street to the north, the property at 108 Conoy Street to the east, Conoy Street to the south, and 104 Conoy Street to the west.

This three-story, attached structure features elements of the Second Empire architectural style. Character-defining features include: the painted wood siding; the shared concrete stoop; the varying pediments above the windows; the multilayered cornices above the second and third floors; and the mansard roof clad in real slate shingles. The main entryway features a paneled, door, set within a decorative surround and topped with a simple transom featuring the street number and decorative window frosting and pediment. The rear of the property features divided lite double doors, topped with a divided lite transom, which provides access to the rear yard. Fenestration on the front façade consists of nine, one-over-one wooden windows, some of which

are configured side-by-side, and all of which are set within substantial, decorative surrounds featuring unique bracket designs. The two dormers on the third floor feature brackets and unique, projecting pediments. There is a single, one-over-one, double-hung window on the rear façade. The structure is topped in a flat rubber roof, with the front façade featuring a mansard roof with real slate shingles set within wooden framing elements. The structure is part of a fully intact row of historic homes within the neighborhood featuring unique architecture and design continuity, and thus it contributes significantly to the streetscape and district.

POINTS OF CONSIDERATION:

1. The effect of the proposed change upon the general historic and architectural nature of the district.
2. The appropriateness of exterior architectural features, which can be seen from a public street or right-of-way.
3. The general design, arrangement, texture, material, and color of the building, sign, or fence and the relation of such factors to similar features in the district.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS [2017]:

The Secretary of the Interior has established ten enumerated standards to be followed when considering alterations to an historic property. Of the ten standards, the following apply to this application:

3. Each property shall 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.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

ANALYSIS:

1. Secretary of the Interior's Standards for the Treatment of Historic Properties [2017]:

A. Accessibility

Building Site – Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps. The guidelines recommend retaining the historic relationship between buildings and the landscape, and installing protective fencing, bollards, and stanchions on a building site, when necessary for security, that are as unobtrusive as possible. The guidelines do not recommend installing protective fencing, bollards, and stanchions without taking into consideration their location and visibility so that they negatively impact the historic character of the site. The guidelines also do not recommend adding conjectural landscape features to the site (such as period reproduction fences) that are historically inappropriate, thereby creating an inaccurate appearance of the site.

Setting (District/Neighborhood) – The guidelines do not recommend introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g. replacing low metal fencing with a high wood fence).

2. The National Park Service Preservation Briefs:

A. ***Brief 14 – New Exterior Additions to Historic Buildings: Preservation Concerns Designing a New Exterior Addition to a Historic Building***

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building – a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building – it should be subordinate in both size and design to the historic building.

3. The Harrisburg Historic District Design & Preservation Guide [2021]:

A. ***Chapter 5: Fences & Walls***

Fences and decorative or privacy walls are common features in Harrisburg's historic districts. They are used to define property lines, create private yards, produce a visual buffer around parking lots, and provide aesthetic charm to historic neighborhoods. The most common materials for fencing are wood, masonry, and ornamental metal such as wrought iron whereas walls are exclusively masonry. Existing historic fences should be maintained and protected. These are often detailed metal fences that do require some care to ensure they remain intact and secure. Painting, and otherwise maintaining and repairing fences is recommended. This might include regular painting or staining wooden fences, and repointing mortar joints in masonry fences. Doing so prevents rust, rot, and deterioration that could contribute to blighting conditions.

New fences must be approved by the HARB if they will be visible from a public right-of-way in any of the Municipal Historic Districts. The HARB often approves fence applications when they are compatible with the surrounding architecture in design, materials, placement, and height. New fences usually don't have a direct impact on above ground historic materials but have the potential to disrupt associations and relationships between buildings. Fences may also have an impact on historic and prehistoric archaeological resources. New fences also impact the setting and feeling of historic districts by impeding sight lights and visibility. The majority of new fences installed in municipal historic districts are composed of wood or metal. The majority of wood fences that are approved are either a shadow box, louvered, or dog eared style fence which are often constructed from pressure treated lumber. There are a wide array of fence configurations and it is important to ensure that the new fence is not distracting or intrusive to the neighborhood. The finished side of a wood fence must be facing outside towards right of ways and must always be painted.

Metal fencing must be of high quality and adequately coated or painted. Like wood, metal fencing designs are infinite and it is important that the new design is compatible with both the building and the setting. Most new metal fences in historic districts are composed of steel or aluminum and are powder coated to resemble cast or wrought iron.

New Fence Considerations in Municipal Historic Districts

Height: The Zoning Code prescribes the maximum height of fences. In residential areas where the fence will be in front of the building, the maximum height is 42 inches. In rear and side yards the maximum height is six feet from the grade on which it is being installed. Of course, fences can be lower than the maximum height if that is desired. If a higher fence or wall is desired, a special exception or variance would be required.

Placement: The placement of new fences should make sense in relationship to the building, the sidewalk, pedestrian alleyways, and property lines. Fences can be installed directly along property lines, or set back to allow for shrubbery or other plantings. Fencing must always be installed with the finished or decorative side facing the sidewalk and adjacent properties. The placement of the new fencing must also abide by the City's Zoning Code.

Material: The materials of a fence are very important to its character. Wooden fences should be constructed so that the finished side faces outward. Wooden fences must also be stained or painted once drying has occurred. Unpainted or unstained wood was simply not used during the era when most historic Harrisburg buildings were built. Ornamental metal may be a good choice if the fence is within the floodplain, or if visibility through the fence is desired. Masonry may be used for the entire fence or piers that finish sections of metal or wood fencing. The Zoning Code expressly prohibits the installation of vinyl fences in Harrisburg's Municipal Historic Districts. Vinyl fencing is never appropriate for use in the City's historic districts. Additionally, the use of chain link fencing is not generally not appropriate for use in historic districts.

Design: The design of the fence should be appropriate to the architecture of the property it surrounds and the general historic character of the neighborhood. Finish details such as capping posts are encouraged to create a more refined appearance. All bracing of fence sections must be on the inside of the fence, with the finished sides facing the street or other properties.

PLANNING BUREAU RECOMMENDATION: **Approval with Conditions**

Planning Bureau staff recommends the request be **Approved** with the following condition(s):

1. The Applicant must have the fencing installed so that the finished/decorative side of the fence faces out from the property; currently, the northern and western stretches of fence are installed with the unfinished side facing out.
2. Once the lumber has dried, the fence must be painted or stained; the Planning Bureau recommends that this be completed within 90 days from the date of installation.
3. The Applicant will submit a Floodplain Development Permit application and receive approval from the City's Floodplain Administrator.

Planning Bureau staff recommends the request be **Approved** for the following reason(s):

1. The proposed fence is similar in material and design to other fences on adjacent properties and in the surrounding neighborhood, and installation of a wooden fence will not detract from nor diminish the historic integrity of the neighborhood

2. The installed design is in keeping with the general architectural and historic character of the neighborhood, and previously-approved fencing projects in the city's historic districts.
3. The proposed fence will enclose the rear yard, providing security and safety for residents, and is located in a minimally-visible location on a tertiary façade.

REVIEW PROCESS:

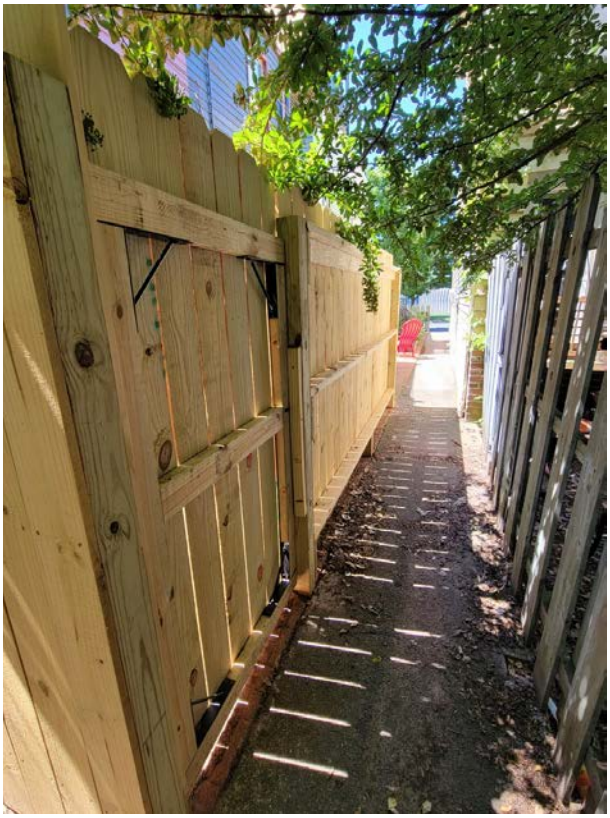
1. HARB reviews the application and makes a recommendation to City Council.
2. City Council Building and Housing Committee Chair reviews and issues a Certificate of Appropriateness (COA) or holds an additional meeting and issues Resolution to approve or deny the application.
3. Bureau of Codes will issue a Building Permit if COA has been issued and a Building Permit application has been submitted for processing.
4. Follow-up review of completed work by Planning Bureau staff to ensure compliance. Applicant to contact staff when work begins and again upon completion.

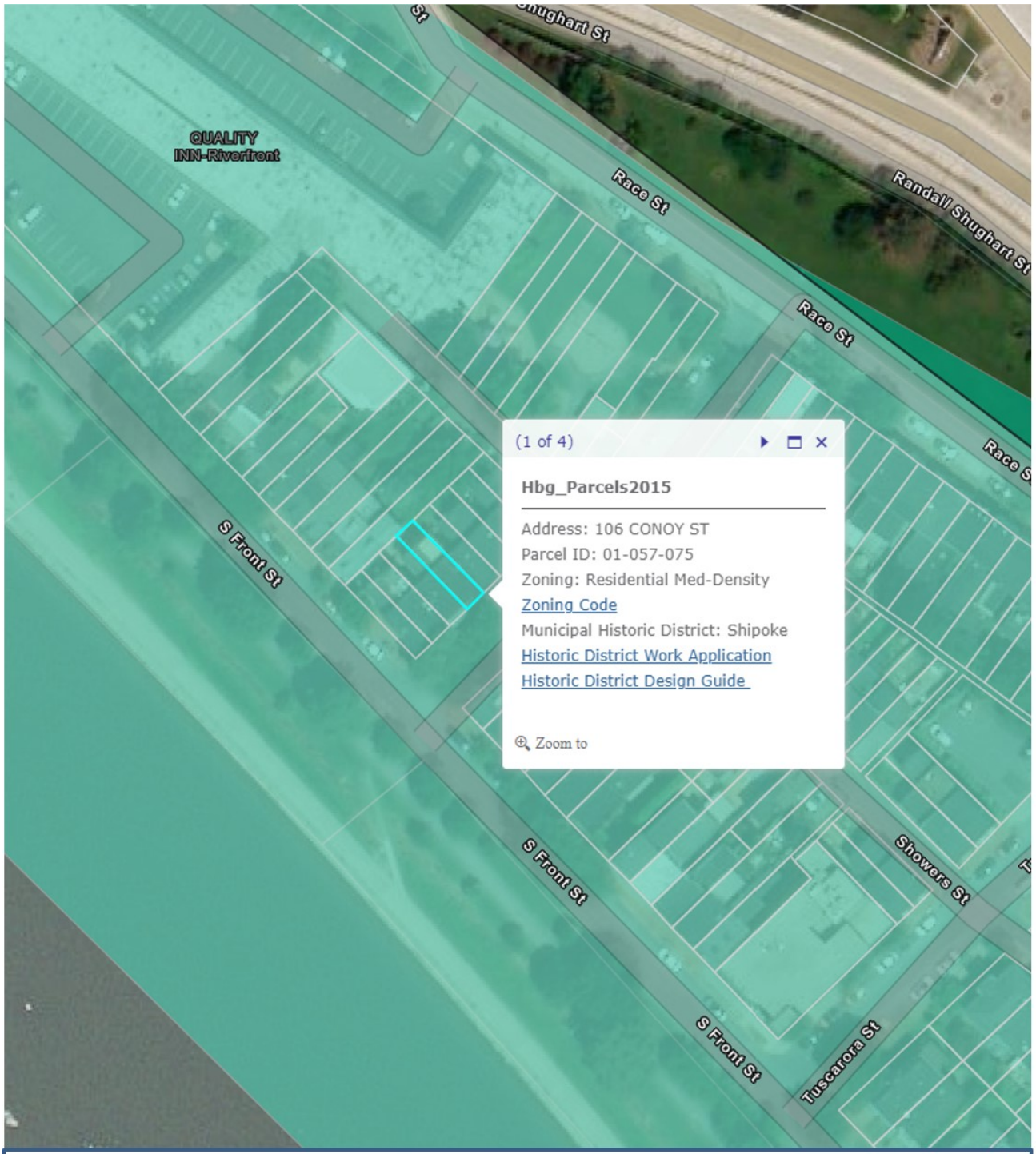
ATTACHMENTS:

1. Site Photos taken by Planning Bureau staff
2. Historic District Map
3. Certificate of Appropriateness Application
4. Existing Condition Photos
5. Sketch Site Plan

PROPERTY PHOTOS:





Historic District Location Map
106 Conoy Street
Shipoke Municipal Historic District



MUNICIPAL HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS
APPLICATION

Note: The Planning Bureau must review all applications for completeness; incomplete applications may cause a delay in processing.
Contact Frank Grumbine at 717-255-3079 or fagrumbine@harrisburgpa.gov with any questions.

INSTRUCTIONS

- Print legibly, provide a **COMPLETE** written description of the work, complete all applicable sections, and submit the original signed copy. Both owner's and applicant's (if different from the owner) signatures are required.
- All applications **MUST** include labeled photographs (printed on standard 8-1/2 x 11 paper) of the building/site as visible from public rights-of-way, as well as other relevant supporting materials such as product manufactures' brochures, architectural drawings, and/or elevation plans.
- **Eight (8) complete sets of documentation, including eight (8) copies of this application.** If you choose to appeal HARB's decision to the City Council, or if City Council requests a review of your application, you will be asked to provide eight (8) additional copies of the application and all supplemental documentation.
- Applications **MUST** be received at the Planning Bureau, 10 North 2nd Street, Suite 206, Harrisburg, PA 17101, by 5:00 PM on the scheduled deadline date to be reviewed at the next Harrisburg Architectural Review Board (HARB) meeting. The HARB meeting schedule is available on the Planning Bureau's website: http://harrisburgpa.gov/planning/.

Other reference materials found on the Planning Bureau's website: Frequently Asked Questions (FAQ), Historic District Design Guide, Historic District Alternate Materials list, Secretary of Interior's Standards for Rehabilitation, and Historic District Maps (both existing and eligible).

PROPERTY ADDRESS: 106 Conoy St, Hbg, PA 17104

PROJECTED START DATE: _____ **COMPLETION DATE:** _____

DESCRIBED PROPOSED WORK IN DETAIL

EXTERIOR ALTERATIONS

Include photographs of the building noting which feature(s) will be replaced, along with specifications and/or drawings of the proposed replacement feature(s) that include measurements. **Please indicate below which elevations will be altered (i.e. north, south, etc.)** and the type of materials being used (i.e. wood, stone, brick, etc.). Please provide samples of any non-traditional materials being proposed.

Feature	Elevation	Original Material	Existing Material	Proposed Material
Wall Material				
Windows/Shutters				
Doors				
Roof/Shingles				
Railings/Decks				
Columns				
Cornice/Moldings				
Other ~~Fence~~	~~6' privacy fence~~		~~wood~~	~~wood~~

CANOPY/AWNING

- Attach an image of the proposed canopy/awning with its specifications, sample of the covering material, and an image of the building indicating the location where it is to be installed.

Frame material _____
Covering material _____
Height from ground to bottom of frame _____
Location on building _____
Describe how it will be anchored* _____

Note – anchoring through mortar joints, not bricks, is the preferred method.

SIGN

- Attach a drawing of the proposed sign(s) and an image of the building/site indicating the sign placement.

Sign material _____
Number of signs _____
Dimensions of sign(s) _____
Describe how it will be anchored* _____

Note – anchoring through mortar joints, not bricks, is the preferred method.

FENCE

- Attach a Site Plan indicating lot lines, buildings, and the proposed placement of the fence, and a photograph or drawing of the proposed fence design.

Material pressure treated wood
Height 6'
Location rear patio

ADDITION

- Attach photos of the current building, a site plan indicating lot lines, buildings, and placement of the proposed addition, as well as elevations of the proposed addition in relation to the existing and adjacent buildings.

Proposed use _____
Exterior materials _____
Location relative to the main structure _____

NEW CONSTRUCTION*

- Attach a site plan indicating lot lines, buildings, parking, fences, setbacks, landscaping, etc. Also attach drawings of each elevation including a front view that includes existing adjacent buildings. Photographs of buildings adjacent to and directly across the street from the proposed new construction are also required.

Proposed use(s) _____
Exterior materials _____
Note: Complete other necessary sections of this application if the new construction will include demolition, signs, or fences.

DEMOLITION*

- Attach photographs of the building to be demolished. Both interior and exterior photos may be necessary to convey the condition of the building and reasons for demolition.

Most recent use of the building _____
Reason(s) for demolition _____
Future use of the site _____
Note: Complete other necessary sections regarding any proposed new construction or fencing.

APPLICANT INFORMATION

Name:	Phone (day):
Katcha Neale	717-371-6492
Address:	**Fax:**
409 W. Walnut St	
City, State, ZIP:	**Email:**
Lancaster, PA 17603	katcha_neale@comcast.net

Applicant's Legal Standing:

- ☒ Owner
- ☐ Lessee
- ☐ Other_____

PROPERTY OWNER (if other than Applicant)

Name:	Phone (day):
Address:	**Fax:**
City, State, ZIP:	**Email:**

CONTACT PERSON (if other than Applicant)

Name:	Phone (day):
Address:	**Fax:**
City, State, ZIP:	**Email:**

CONTRACTOR / DESIGNER (if other than Applicant)

Name:	Phone (day):
Genisys	717-314-8302
Address:	**Fax:**
121 Ridgewood Ct.	
City, State, ZIP:	**Email:**
Columbia, PA 17512	

ATTACHMENTS

- Please note what attachments are being submitted:
  - ☒ Labeled Photos of Building and Surroundings
  - ☐ Product Specification sheets
  - ☐ Drawings of New Designs
  - ☒ Site Plan(s)
  - ☐ Samples of Proposed Materials

Applications **CANNOT** be processed without thorough explanations and adequate supporting materials. Incomplete applications will be returned to you, subsequently delaying your project. **Eight (8) complete sets of documentation, including eight (8) copies of this application, must be included in the application submittal.**

CONTACT/OWNER CERTIFICATION

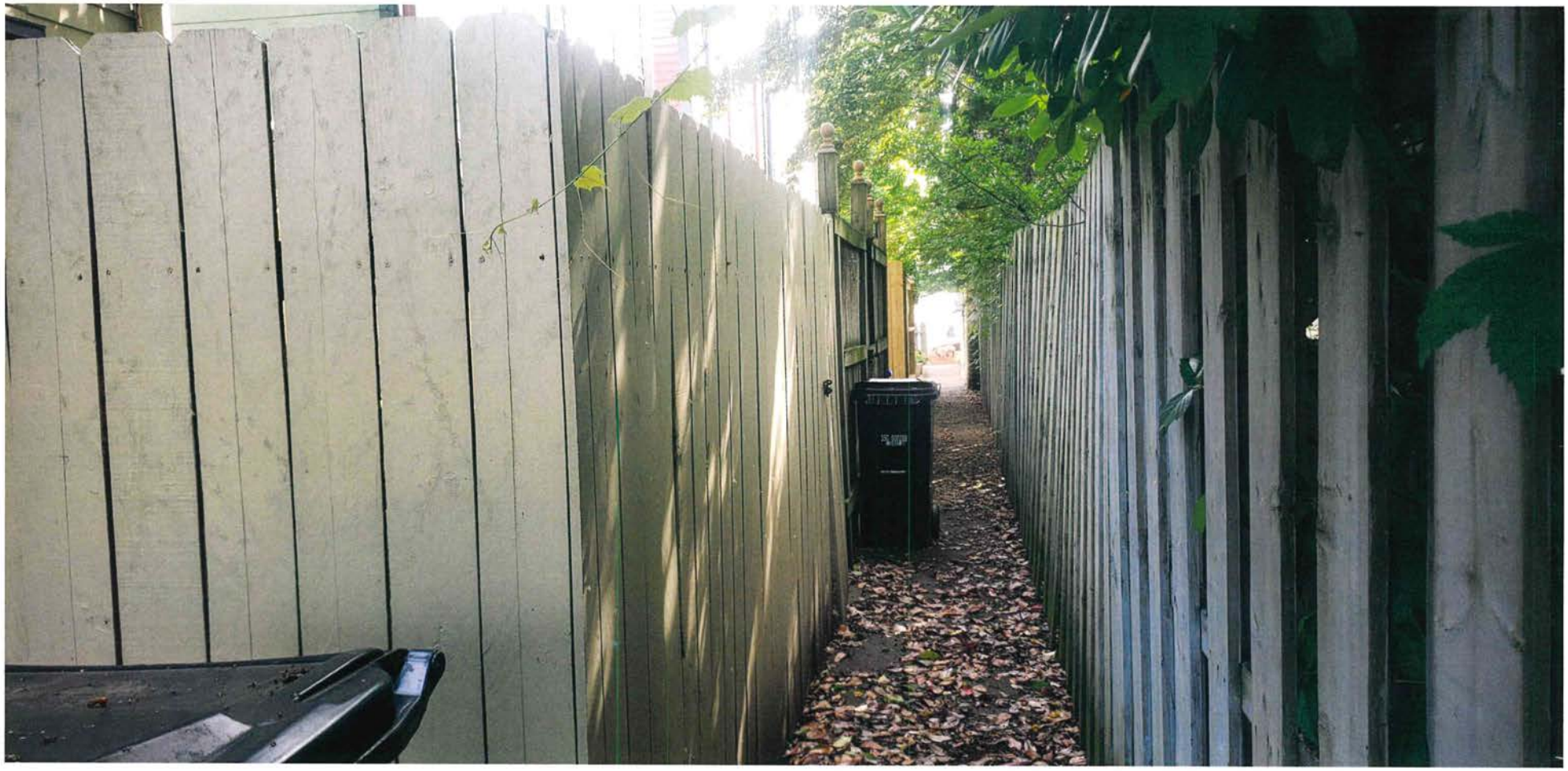
I hereby certify that the proposed work is authorized and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial, criminal penalties, or revocation of any permits issued pursuant to this matter. Work will not commence prior to final approval.

		Keitche Nale	5/30/22
Contact's Signature	**Date**	**Owner's Signature**	**Date**

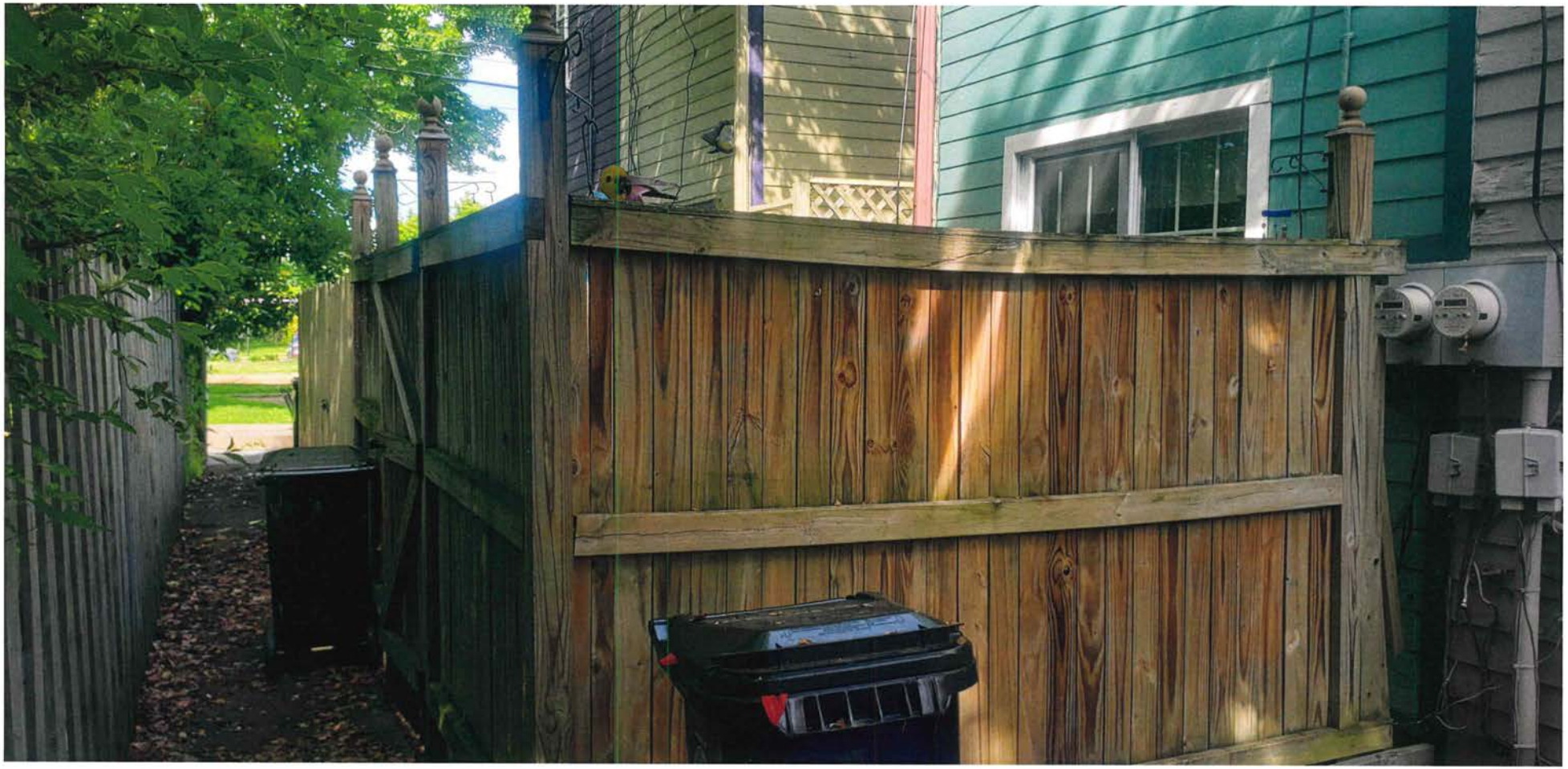
The owner must sign this application, contact signature required when different from owner.

STAFF USE ONLY

Date Received:	**Missing Documentation:**
Deadline:	**Date Returned:**
HARB Date:	**After-the-Fact Application Fee:**



106 Conoy St - view from behind houses fronting Conoy St looking toward River. Existing fences at various neighbors. This path is used to take trash cans to streets for pick up.

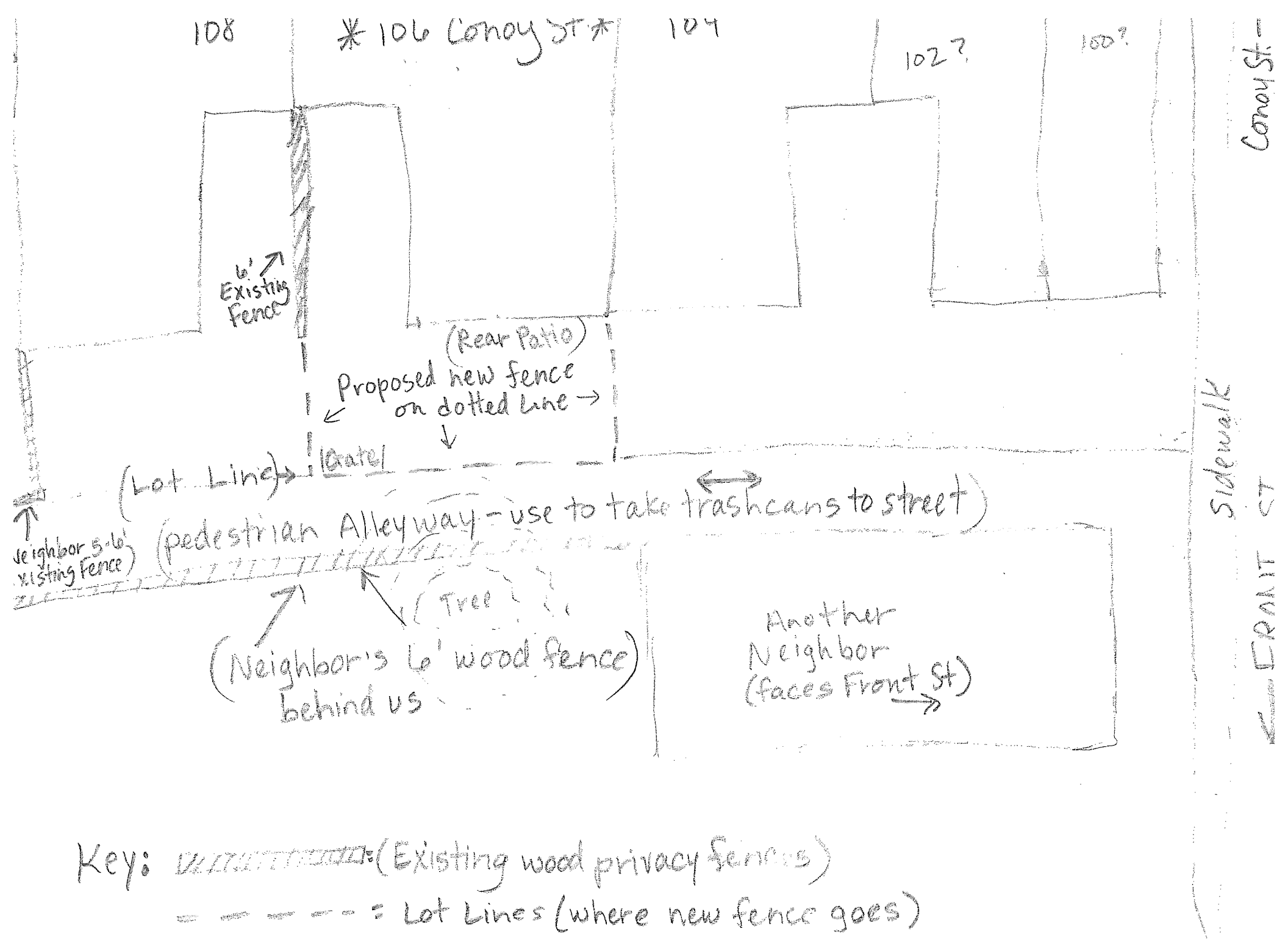


106 Conoy St - view of rear walking path behind houses fronting Conoy St (Looking toward playground)

- Neighbors fences



106 Conoy St - walking path between/behind houses, patios (Looking toward River)


108
106 Conoy St
104
102?
100?
Conoy St.
6' Existing Fence
(Rear Patio)
Proposed new fence on dotted line →
(Lot Line)
Gate
(pedestrian Alleyway - use to take trashcans to street)
Neighbor 5-6' existing Fence)
(Tree
(Neighbor's 6' wood fence behind us)
Another Neighbor (faces Front St)
Sidewalk
Front St
Key: (Existing wood privacy fences)
: Lot Lines (where new fence goes)

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Municipal Historic District
Certificate of Appropriateness (COA) Application:

1414 & 1416 North 3rd Street

PID:
06-015-026 & 06-015-025

HISTORIC DISTRICT:
Old Uptown Municipal Historic District

ZONING:
Commercial Neighborhood (CN)

FLOODPLAIN:
Zone X (No Floodplain)

OWNER:
Zecharya International d/b/a Modern Rugs

PROJECT CONTACT:
Zachary Nitzin w/ Modern Rugs

PROJECT CONTRACTOR:
N/A

SUBMISSION DATE:
June 16, 2022

HARB DATE:
July 11, 2022

SITE VISIT DATE(S):
June 30, 2022; July 6, 2022

ESTIMATED DATE OF COMPLETION:
ASAP

PROPOSAL:
The Applicant proposes to install eight-foot-high fencing around the perimeter of the two adjacent parcels to improve the aesthetics of the vacant lots, to prevent trespassing, and to contribute to the overall improvement of the street as an "arts corridor." The Applicant has provided several alternatives for the proposed fencing. The Applicant received approval at the June 2021 HARB meeting to demolish the buildings previously situated on the subject parcels, and the permits for that work were approved in April 2022.

PROPERTY DESCRIPTION:
The properties at 1414 & 1416 North 3rd Street encompass 0.05 acres. The properties are currently vacant lots; the two structures previously on-site were demolished in early May 2022 after receiving June 2021. The site is currently enclosed by a short, plastic, mesh construction fence and erosion barrier. The site is bounded by Basin Street to the north, North 3rd Street to the east, the property at 1408 North 3rd Street to the south, and Patrick Alley to the west.

POINTS OF CONSIDERATION:

1. The effect of the proposed change upon the general historic and architectural nature of the district.
2. The appropriateness of exterior architectural features, which can be seen from a public street or right-of-way.
3. The general design, arrangement, texture, material, and color of the building, sign, or fence and the relation of such factors to similar features in the district.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS [2017]:

The Secretary of the Interior has established ten enumerated standards to be followed when considering alterations to an historic property. Of the ten standards, the following apply to this application:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.

ANALYSIS:

1. Secretary of the Interior's Standards for the Treatment of Historic Properties [2017]:

A. Building Site. The Standards recommend:

- Protecting (e.g., preserving in place) important site features, archeological resources, other cultural or religious features, or burial grounds.
- Preserving important landscape features from the restoration period through regularly-scheduled site maintenance of historic plant material.
- Installing protective fencing, bollards, and stanchions on a building site, when necessary for security, that are as unobtrusive as possible.

B. Setting (District/Neighborhood). The Standards recommend:

- Identifying, retaining, and preserving building and landscape features from the restoration period in the setting. These features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens, and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.
- Installing protective fencing, bollards, and stanchions in a setting, when necessary for security, that are as unobtrusive as possible.

2. The National Park Service Preservation Briefs:

Preservation Briefs do not apply as they are intended for the preservation, maintenance, repair, and replacement of existing materials of historic buildings.

3. The Harrisburg Historic District Design & Preservation Guide [2021]:

A. ***Chapter: Fences & Walls***

Fences and decorative or privacy walls are common features in Harrisburg's historic districts. They are used to define property lines, create private yards, produce a visual buffer around parking lots, and provide aesthetic charm to historic neighborhoods. The most common materials for fencing are wood, masonry, and ornamental metal such as wrought iron whereas walls are exclusively masonry. Existing historic fences should be maintained and protected. These are often detailed metal fences that do require some care to ensure they remain intact and secure. Painting, and otherwise maintaining and repairing fences is recommended. This might include regular painting or staining wooden fences, and repointing mortar joints in masonry fences. Doing so prevents rust, rot, and deterioration that could contribute to blighting conditions.

New fences must be approved by the HARB if they will be visible from a public right-of-way in any of the Municipal Historic Districts. The HARB often approves fence applications when they are compatible with the surrounding architecture in design, materials, placement, and height. New fences usually don't have a direct impact on above ground historic materials but have the potential to disrupt associations and relationships between buildings. Fences may also have an impact on historic and prehistoric archaeological resources. New fences also impact the setting and feeling of historic districts by impeding sight lights and visibility. The majority of new fences installed in municipal historic districts are composed of wood or metal. The majority of wood fences that are approved are either a shadow box, louvered, or dog-eared style fence which are often constructed from pressure treated lumber. There are a wide array of fence configurations and it is important to ensure that the new fence is not distracting or intrusive to the neighborhood. The finished side of a wood fence must be facing outside towards right of ways and must always be painted.

Metal fencing must be of high quality and adequately coated or painted. Like wood, metal fencing designs are infinite and it is important that the new design is compatible with both the building and the setting. Most new metal fences in historic districts are composed of steel or aluminum and are powder coated to resemble cast or wrought iron.

New Fence Considerations in Municipal Historic Districts

Height: The Zoning Code prescribes the maximum height of fences. In residential areas where the fence will be in front of the building, the maximum height is 42 inches. In rear and side yards the maximum height is six feet from the grade on which it is being installed. Of course, fences can be lower than the maximum height if that is desired. If a higher fence or wall is desired, a special exception or variance would be required.

Placement: The placement of new fences should make sense in relationship to the building, the sidewalk, pedestrian alleyways, and property lines. Fences can be installed directly along property lines, or set back to allow for shrubbery or other plantings. Fencing must always be installed with the finished or decorative side facing the sidewalk and adjacent properties. The placement of the new fencing must also abide by the City's Zoning Code.

Material: The materials of a fence are very important to its character. Wooden fences should be constructed so that the finished side faces outward. Wooden fences must also be stained or painted once drying has occurred. Unpainted or unstained wood was simply not used during the era when most historic Harrisburg buildings were built. Ornamental metal may be a good choice if the fence is within the floodplain, or if visibility through the fence is desired. Masonry may be used for the entire fence or piers that finish sections of metal or wood fencing. The Zoning Code expressly prohibits the installation of vinyl fences in Harrisburg's Municipal Historic Districts. Vinyl fencing is never appropriate for use in the City's historic districts. Additionally, the use of chain link fencing is not generally not appropriate for use in historic districts.
Design: The design of the fence should be appropriate to the architecture of the property it surrounds and the general historic character of the neighborhood. Finish details such as capping posts are encouraged to create a more refined appearance. All bracing of fence sections must be on the inside of the fence, with the finished sides facing the street or other properties.

4. While the current application proposes alternative designs for temporary fencing enclosing the vacant lots at 1414 & 1416 North 3rd Street, the Planning Bureau notes that the project is a continuation of a previous COA application reviewed and approved by HARB in June 2021. That proposal involved the demolition of the existing, deteriorated buildings on-site, which were determined to be unsalvageable and thus acceptable candidates for demolition by the former Historic Preservation Specialist, Frank Grumbine, and construction of a new, three-story building in a modern architectural design.

The Bureau notes that the COA application for the previously-approved project indicated that the demolition of the previous structures and the construction of the three-story addition would occur by July 1, 2022; however, the current request indicates that this timeline is being extended for an indeterminate amount of time. There is some concern regarding the Applicant's intentions with the property; not only has the proposed construction not occurred, but the Applicant has not filed the required Lot Consolidation & Land Development Plan for the proposed construction on-site. Part of the justification for recommending approval of the demolition of the structures was that the site would be redeveloped in a short period of time, so that the site did not remain a vacant lot for long. However, the current proposal seems to indicate that this timeline is no longer valid and Bureau staff is concerned as to whether, and on what timeline, the construction of the proposed building will progress.

PLANNING BUREAU RECOMMENDATION: **Approval with Conditions**

Planning Bureau staff recommends the request be **Approved** with the following condition(s):

1. The proposed fencing will be limited to six feet, which is the maximum height for fences in the Commercial Neighborhood (CN) zoning district per Section 7-307.9(e) of the Zoning Code; if the Applicant does not concur with this condition, they will need to secure approval of a Variance request from the Zoning Hearing Board.

2. The Planning Bureau would recommend that that Applicant not utilize the chain-link fence design (Option D), although notes that since the fence is intended to be temporary, a lower-cost alternative is the most sensible.
3. The proposed fence will be installed for no longer than one year from the date of HARB approval. The Planning Bureau notes that the development of the site was to have begun by this point, and wants to ensure that the lots are not allowed to remain vacant for an extended period.
4. The Applicant must reconstruct the sidewalk along the Basin Street side of the property to the City's standards for sidewalks, and will ensure that the footprint of the proposed fence does not encroach into the public right-of-way.

Planning Bureau staff recommends the request be **Approved** for the following reason(s):

1. The proposed fence will provide an aesthetic enhancement to the existing site, which features loose construction fencing and erosion barrier enclosing a dirt lot, while also securing the property to prevent unauthorized access.
2. The proposed fence will improve the maintenance and management of the site on which the Applicant intends to hold community-focused events.

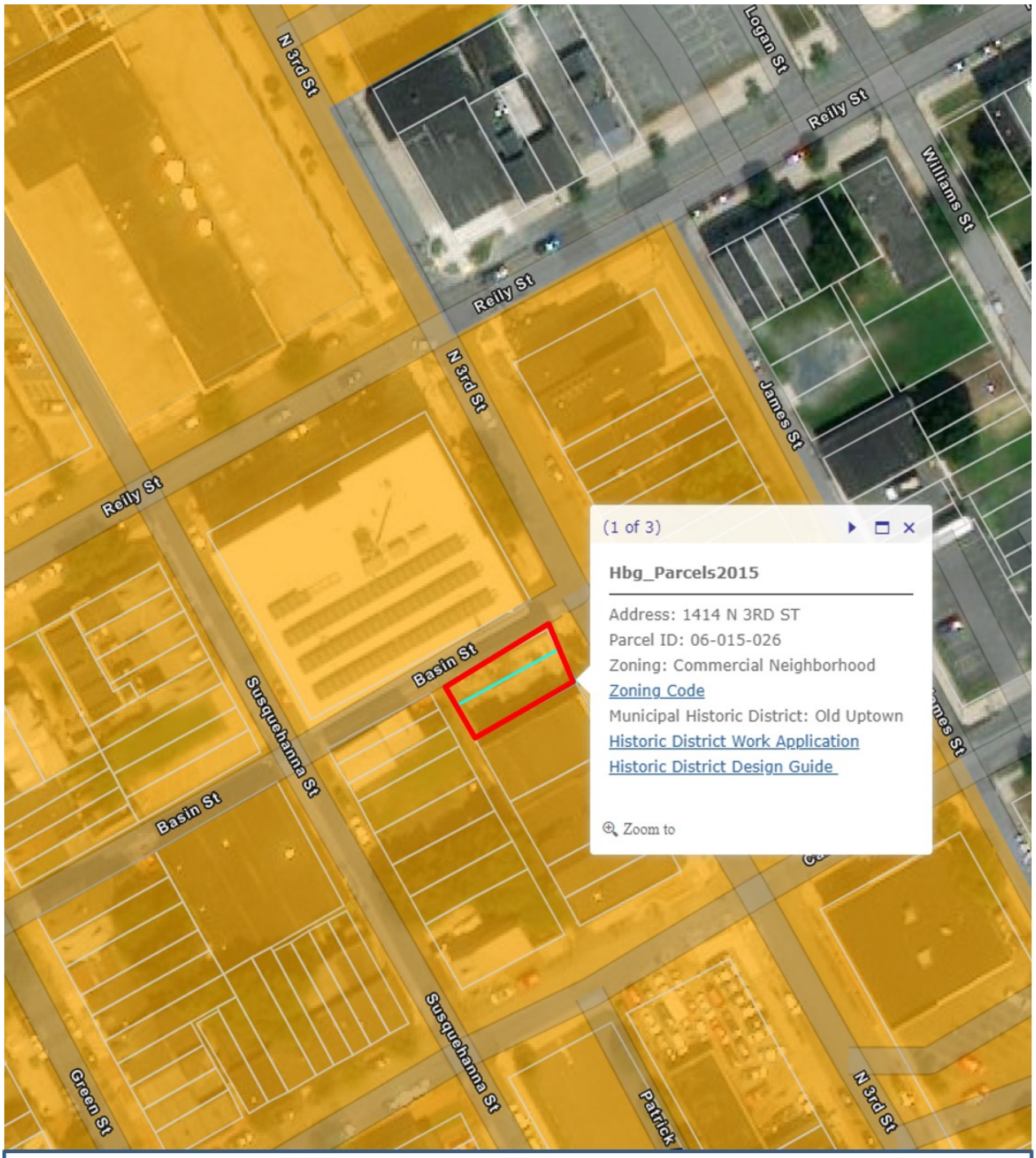
REVIEW PROCESS:
1. HARB reviews the application and makes a recommendation to City Council.
2. City Council Building and Housing Committee Chair reviews and issues a Certificate of Appropriateness (COA) or holds an additional meeting and issues Resolution to approve or deny the application.
3. Bureau of Codes will issue a Building Permit if COA has been issued and a Building Permit application has been submitted for processing.
4. Follow-up review of completed work by Planning Bureau staff to ensure compliance. Applicant to contact staff when work begins and again upon completion.

ATTACHMENTS:
1. Site Photos taken by Planning Bureau staff
2. Historic District Map
3. Certificate of Appropriateness Application
4. Supplemental Documentation
5. Existing Conditions Photos
6. Existing Site Plan
7. Proposed Fencing Options

PROPERTY PHOTOS:





Historic District Location Map
1414 & 1416 North 3rd Street
Old Uptown Municipal Historic District



MUNICIPAL HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS
APPLICATION

Note: The Planning Bureau must review all applications for completeness; incomplete applications may cause a delay in processing.
Contact Frank Grumbine at 717-255-3079 or fagrumbine@harrisburgpa.gov with any questions.

INSTRUCTIONS

- Print legibly, provide a **COMPLETE** written description of the work, complete all applicable sections, and submit the original signed copy. Both owner's and applicant's (if different from the owner) signatures are required.
- All applications **MUST** include labeled photographs (printed on standard 8-1/2 x 11 paper) of the building/site as visible from public rights-of-way, as well as other relevant supporting materials such as product manufactures' brochures, architectural drawings, and/or elevation plans.
- **Eight (8) complete sets of documentation, including eight (8) copies of this application.** If you choose to appeal HARB's decision to the City Council, or if City Council requests a review of your application, you will be asked to provide eight (8) additional copies of the application and all supplemental documentation.
- Applications **MUST** be received at the Planning Bureau, 10 North 2nd Street, Suite 206, Harrisburg, PA 17101, by 5:00 PM on the scheduled deadline date to be reviewed at the next Harrisburg Architectural Review Board (HARB) meeting. The HARB meeting schedule is available on the Planning Bureau's website: http://harrisburgpa.gov/planning/.

Other reference materials found on the Planning Bureau's website: Frequently Asked Questions (FAQ), Historic District Design Guide, Historic District Alternate Materials list, Secretary of Interior's Standards for Rehabilitation, and Historic District Maps (both existing and eligible).

PROPERTY ADDRESS: 1414 & 1416 N 3rd Street, Harrisburg, PA 17102

PROJECTED START DATE: ASAP **COMPLETION DATE:** ASAP

DESCRIBED PROPOSED WORK IN DETAIL

For the safety and betterment of the area, we will install fencing around the perimeter of the property to improve the aesthetics of the lot. We believe that the artistic fence will prevent trespassing and contribute to the overall plan for an arts corridor. Adding a design forward fencing will deter illegal activity while creating a visually pleasing façade.

EXTERIOR ALTERATIONS

Include photographs of the building noting which feature(s) will be replaced, along with specifications and/or drawings of the proposed replacement feature(s) that include measurements. **Please indicate below which elevations will be altered (i.e. north, south, etc.)** and the type of materials being used (i.e. wood, stone, brick, etc.). Please provide samples of any non-traditional materials being proposed.

Feature	Elevation	Original Material	Existing Material	Proposed Material
Wall Material				
Windows/Shutters				
Doors				
Roof/Shingles				
Railings/Decks				
Columns				
Cornice/Moldings				
Other				

CANOPY/AWNING

- Attach an image of the proposed canopy/awning with its specifications, sample of the covering material, and an image of the building indicating the location where it is to be installed.

Frame material _____
Covering material _____
Height from ground to bottom of frame _____
Location on building _____
Describe how it will be anchored* _____

Note – anchoring through mortar joints, not bricks, is the preferred method.

SIGN

- Attach a drawing of the proposed sign(s) and an image of the building/site indicating the sign placement.

Sign material _____
Number of signs _____
Dimensions of sign(s) _____
Describe how it will be anchored* _____

Note – anchoring through mortar joints, not bricks, is the preferred method.

FENCE

- Attach a Site Plan indicating lot lines, buildings, and the proposed placement of the fence, and a photograph or drawing of the proposed fence design.

Material galvanized steel, stainless steel or aluminum
Height 8 feet
Location 1414 & 1416 N 3rd Street

ADDITION

- Attach photos of the current building, a site plan indicating lot lines, buildings, and placement of the proposed addition, as well as elevations of the proposed addition in relation to the existing and adjacent buildings.

Proposed use _____
Exterior materials _____
Location relative to the main structure _____

NEW CONSTRUCTION*

- Attach a site plan indicating lot lines, buildings, parking, fences, setbacks, landscaping, etc. Also attach drawings of each elevation including a front view that includes existing adjacent buildings. Photographs of buildings adjacent to and directly across the street from the proposed new construction are also required.

Proposed use(s) _____
Exterior materials _____
Note: Complete other necessary sections of this application if the new construction will include demolition, signs, or fences.

DEMOLITION*

- Attach photographs of the building to be demolished. Both interior and exterior photos may be necessary to convey the condition of the building and reasons for demolition.

Most recent use of the building _____
Reason(s) for demolition _____
Future use of the site _____
Note: Complete other necessary sections regarding any proposed new construction or fencing.

APPLICANT INFORMATION

Name: Zecharya International, D.B.A. ModernRugs.com (Zachary Nitzan)	**Phone (day):** 717-857-7986; 202-256-7979
Address: 1404 N 3rd Street	**Fax:**
City, State, ZIP: Harrisburg, PA 17102	**Email:** zacharyn@modernrugs.com

Applicant's Legal Standing:

- ☒ Owner
- ☐ Lessee
- ☐ Other_____

PROPERTY OWNER (if other than Applicant)

Name:	**Phone (day):**
Address:	**Fax:**
City, State, ZIP:	**Email:**

CONTACT PERSON (if other than Applicant)

Name:	**Phone (day):**
Address:	**Fax:**
City, State, ZIP:	**Email:**

CONTRACTOR / DESIGNER (if other than Applicant)

Name:	**Phone (day):**
Address:	**Fax:**
City, State, ZIP:	**Email:**

ATTACHMENTS

- Please note what attachments are being submitted:
  - ☒ Labeled Photos of Building and Surroundings
  - ☐ Product Specification sheets
  - ☒ Drawings of New Designs
  - ☒ Site Plan(s)
  - ☐ Samples of Proposed Materials

Applications **CANNOT** be processed without thorough explanations and adequate supporting materials. Incomplete applications will be returned to you, subsequently delaying your project. **Eight (8) complete sets of documentation, including eight (8) copies of this application, must be included in the application submittal**.

CONTACT/OWNER CERTIFICATION

I hereby certify that the proposed work is authorized and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial, criminal penalties, or revocation of any permits issued pursuant to this matter. Work will not commence prior to final approval.

Contact's Signature	Date	Owner's Signature	Date
	06/09/2022		06/09/2022

The owner must sign this application, contact signature required when different from owner.

STAFF USE ONLY

Date Received:	**Missing Documentation:**
Deadline:	**Date Returned:**
HARB Date:	**After-the-Fact Application Fee:**

FENCE PROPOSAL

for lot at:

1408 N. 3rd Street, Midtown, Harrisburg

MUNICIPAL HISTORIC DISTRICT
Addendum to
Certificate of Appropriateness Application

Requirements for presentation:

1) **Materials:** Galvanized steel or Aluminum
   (option A only) Stainless steel (Options B-D)

2) **Height**: Approximately 8 feet

3) **Location:** 1408 N. 3rd Street, Midtown, Harrisburg, the corner of Basin and N. 3rd Streets.

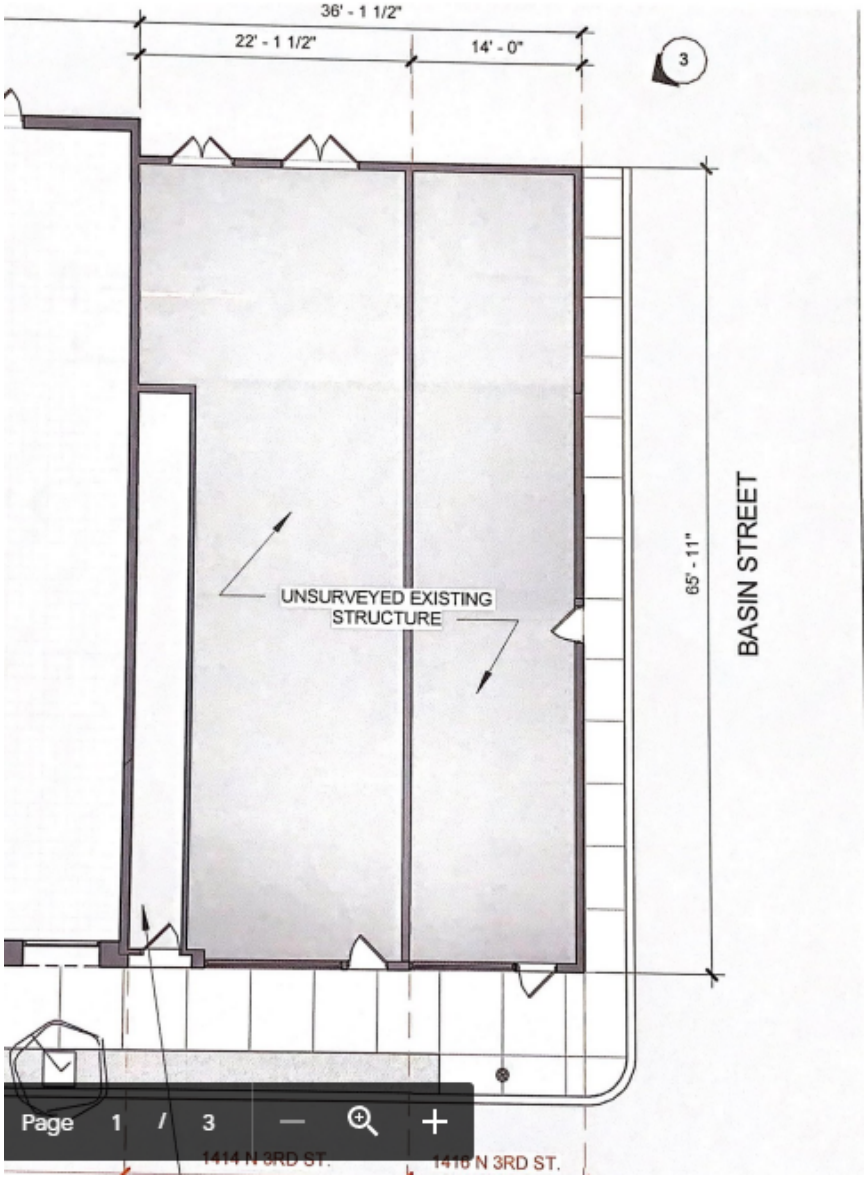

BASIN ST
N 3RD ST
STOP






STOP

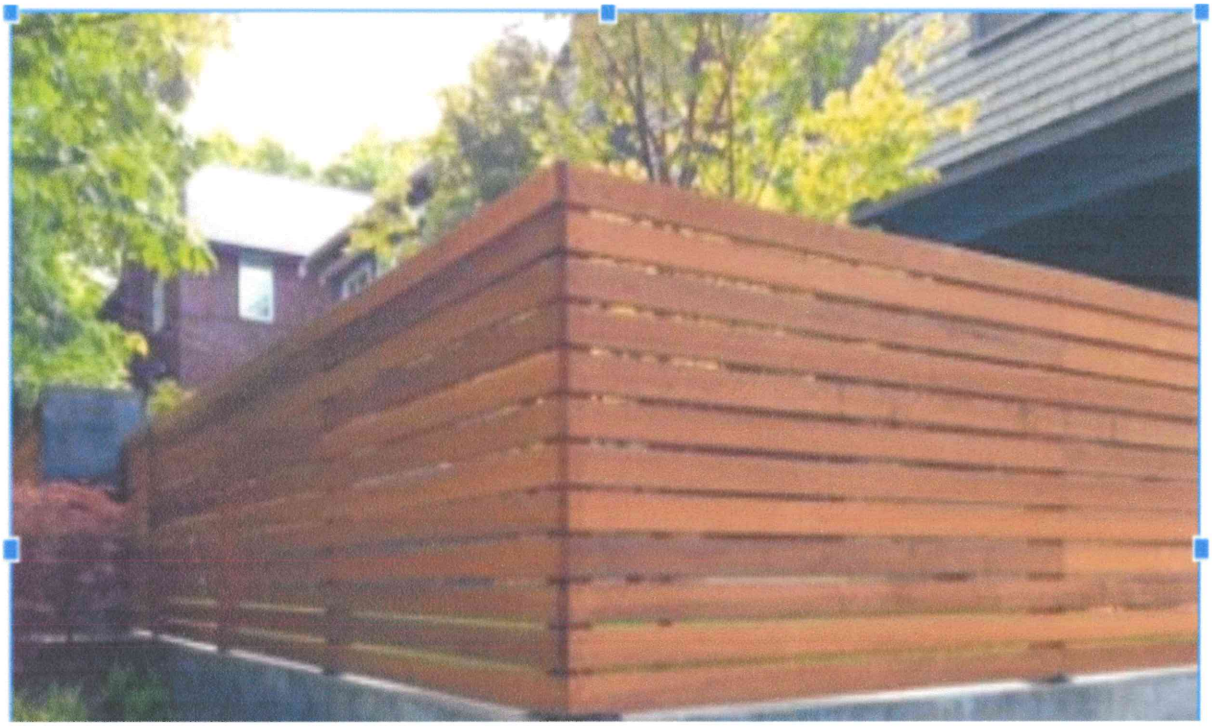
4) **Site plan with lot lines & buildings**
Proposed placement of the fence



6) Options for new fencing:

Option A:

Stainless steel



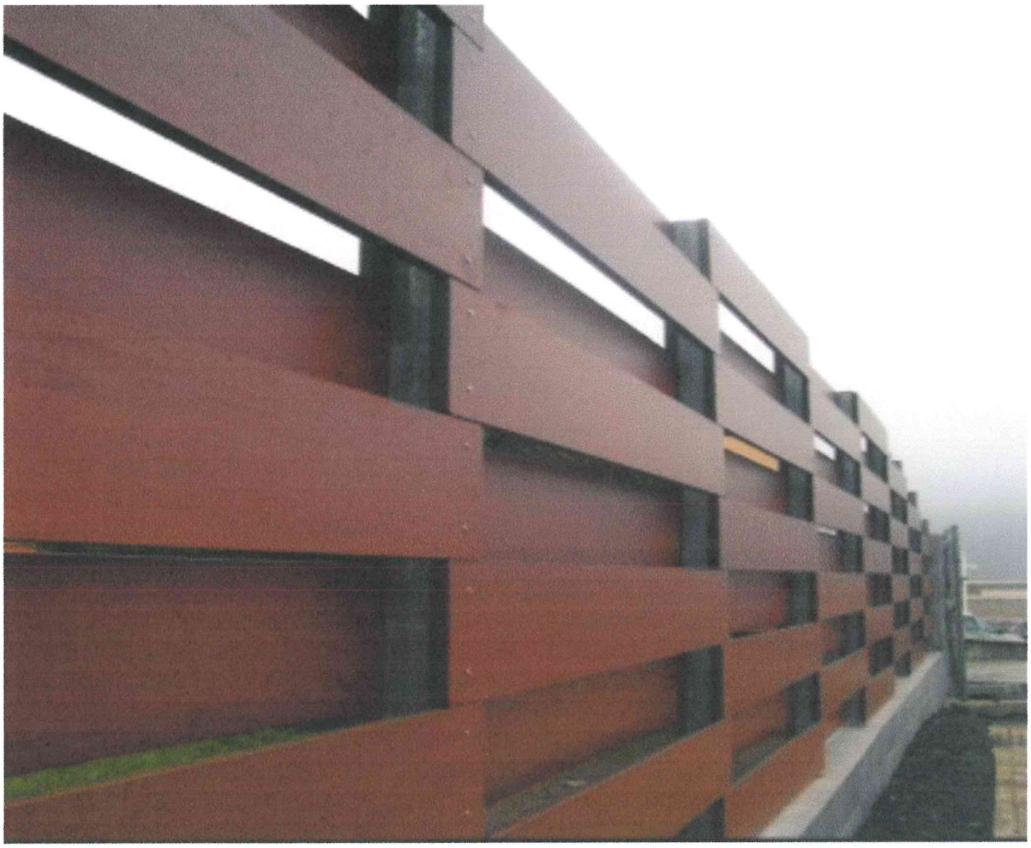
Option B

Stainless steel



Option C

Stainless steel



Option D

Chain link fencing from galvanized steel or aluminum



Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Municipal Historic District
Certificate of Appropriateness (COA) Application:

1102 North 2nd Street

PID: 05-010-039	**OWNER:** Steven Toole	**SUBMISSION DATE:** June 17, 2022
HISTORIC DISTRICT: Midtown Municipal & National Historic Districts	**PROJECT CONTACT:** Steven Toole	**HARB DATE:** July 11, 2022
ZONING: Residential Medium-Density (RM)	**PROJECT CONTRACTOR:** Dave Leaman w/ Renovations Company	**SITE VISIT DATE(S):** June 13 & 23, 2022; July 6, 2022
FLOODPLAIN: Zone X (No Floodplain)		**ESTIMATED DATE OF COMPLETION:** Four (4) months from start

REQUEST:
The Applicant proposes to install two new porches on the side and rear of the building, including a second-floor porch running along the northern elevation of the building and a third-floor porch atop the second-floor addition in the rear of the building.

PROPERTY DESCRIPTION:
The property at 1102 North 2nd Street is a 0.03-acre lot with a 2,950-square-foot, brick structure which was constructed circa 1891 (per Dauphin County Property Tax Records). The property is bounded the property at 1104 North 2nd Street to the north, North 2nd Street to the east, the property at 1100 North 2nd Street to the south, and a narrow grocer's alley to the west.

This three-story, attached, brick masonry structure primarily features elements of the Italianate architectural style. Character-defining features include: the brick façade; the metal grates over the basement windows; the brownstone water table; the ornate entryway; the decorative window surrounds and shutters; and the large, ornate cornice featuring brackets and decorative details. The rear of the building features more modern elements, including siding, doors, and windows in newer additions; separate fire escapes provide access to units on the upper floors. The main entrance features a wooden, paneled door with a brass kickplate, topped by a simple frosted-glass transom and set within a substantial surround featuring fluted columns, decorative brackets,

and a large, projecting pediment; it is accessed by a brownstone stoop with a metal railing. Fenestration consists of six, one-over-one, wooden windows; the first-floor windows are paired and there are two each on the second and third floors. All the windows are set in wooden frames with decorative lintels; the first- and second-floor windows also feature wooden, paneled shutters. The structure is topped with rubber roofing. The rear yard is enclosed by a short fence of varying materials. As an attached building, the structure mirrors the building to the north and shares architectural elements with both of its neighboring properties; the structure retains the majority of the original architectural elements and styles, and most are in good condition. Thus, the property contributes significantly to the historic and architectural character of the streetscape and district.

POINTS OF CONSIDERATION:

1. The effect of the proposed change upon the general historic and architectural nature of the district.
2. The appropriateness of exterior architectural features, which can be seen from a public street or right-of-way.
3. The general design, arrangement, texture, material, and color of the building, sign, or fence and the relation of such factors to similar features in the district.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS [2017]:

The Secretary of the Interior has established ten enumerated standards to be followed when considering alterations to an historic property. Of the ten standards, the following apply to this application:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

ANALYSIS:

1. **Secretary of the Interior's Standards for the Treatment of Historic Properties [2017]:**
   - **A. Guidelines for Rehabilitating Historic Buildings: Protect and Maintain Historic Materials and Features**

     After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then ***protecting and maintaining*** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials and

features as well as ensuring that the property is protected before and during rehabilitation work. A historic building undergoing rehabilitation will often require more extensive work. Thus, an overall evaluation of its physical condition should always begin at this level.

B. New Exterior Additions and Related New Construction

Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the Rehabilitation guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered. New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site**.**

2. The National Park Service Preservation Briefs:

A. ***Brief 14 – New Exterior Additions to Historic Buildings: Preservation Concerns***
Designing a New Exterior Addition to a Historic Building

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building – a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building – it should be subordinate in both size and design to the historic building.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the Secretary of the Interior's Standards for Rehabilitation:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible rooftop addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

B. ***Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character:***

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character. Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

The purpose of this Brief is to help the owner or the architect identify those features or elements that give the building its visual character and that should be taken into account in order to preserve them to the maximum extent possible.

There are different ways of understanding old buildings. They can be seen as examples of specific building types, which are usually related to a building's function, such as schools, courthouses or churches.

Buildings can be studied as examples of using specific materials such as concrete, wood, steel, or limestone. They can also be considered as examples of an historical period, which is often related to a specific architectural style, such as Gothic Revival farmhouses, one-story bungalows, or Art Deco apartment buildings.

There are many other facets of an historic building besides its functional type, its materials or construction or style that contribute to its historic qualities or significance. Some of these qualities are feelings conveyed by the sense of time and place or in buildings associated with events or people. A complete understanding of any property may require documentary research about its style, construction, function, its furnishings or contents; knowledge about the original builder, owners, and later occupants; and knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.

Therefore, the approach taken in this Brief is limited to **identifying those visual and tangible aspects of the historic building**. While this may aid in the planning process for carrying out any ongoing or new use or restoration of the building, this approach is not a substitute for developing an understanding about the significance of an historic building and the district in which it is located. If the various materials, features and spaces that give a building its visual character are not recognized and preserved, then essential aspects of its character may be damaged in the process of change.

A building's character can be irreversibly damaged or changed in many ways, for example, by inappropriate repointing of the brickwork, by removal of a distinctive side porch, by changes to the window sash, by changes to the setting around the building, by changes to the major room arrangements, by the introduction of an atrium, by painting previously unpainted woodwork, etc.

3. The Harrisburg Historic District Design & Preservation Guide [2021]:

A. *Chapter 5: Historic Porches*

New Porches & Decks

Porches are important character-defining features of historic buildings throughout the City of Harrisburg. Porches are some of the most important aspects of an historic neighborhood as they engage both pedestrians, visitors, and residents with the streetscape. For these reasons historic porches are both culturally and economically valuable. The maintenance and rehabilitation of historic porches is critical to preserving the feeling and atmosphere of an historic neighborhood. Porches are complicated systems and are largely exposed to the elements which is why they are often times so heavily altered or removed. These potential points of failure make historic porches vulnerable which is why it is critically important to maintain and repair them as needed.

New Porches and Decks

A common request in the City's historic districts is the addition of a new rooftop deck. Rooftop decks may negatively impact the historical integrity of a property, but they can also make the building more livable and appealing to new residents as outdoor space is limited in densely populated neighborhoods. It is important to balance the preservation of character defining features of the structure while enhancing its livability. If the location of a proposed rooftop deck is visible from a public right of way, the proposal would require review by the HARB. New rooftop decks should be simple in design, composed of wood or metal, and be painted. Rooftop decks must also be compatible with existing historic materials and must not damage character defining features of the building. The roof and its materials as well as its structural integrity must also be in good condition to allow for the additional load of a deck and people.

Alternative Materials

There are a variety of alternative products on the market designed for the rehabilitation or reconstruction of historic porches. These products range from high to low quality and also vary in material composition. Some of these products and materials, such as wood composite, may be appropriate for use on historic porches if the original materials or

architectural features are unavailable. The term "composite" is oftentimes a catch all term used by manufacturers. The use of PVC or other vinyl porch products are generally not appropriate for use on historic porches. Depending on the material makeup of a new product, proposals to utilize alternative products or materials, usually require review by the HARB. Consult the Planning Bureau about your proposed alternative materials.

B. ***Chapter 6: Additions to Historic Buildings***

New additions may be acceptable for historic buildings if they are absolutely necessary and their design is carefully considered. An addition must be architecturally compatible with the character-defining features of the historic building and the surrounding neighborhood. The new addition should be differentiated so that a false historical appearance is not created. Additions, that if removed in the future, should allow the essential form and integrity of the original house and the setting be unimpaired.

Additions should always be subordinate to the historic building and it is recommended that the addition is located on the rear or secondary elevations of an historic building while respecting its scale, massing, and size. Additions are viewed very closely by the HARB. There are some basic universal standards for which additions on historic buildings must follow but it largely depends on the setting and context of the addition. Each addition is different and its appropriateness is based upon its final design and how it relates to the historic structure and neighborhood.

Relationships

The overall relationship of a design for an addition to an historic structure must be carefully evaluated. Designs that are compatible interpretations of an historic building and traditional in shape and detailing are generally appropriate in historic districts. Compatibility with the existing building is necessary for additions in historic districts, but a visual distinction between the new and the old should be apparent so that it is evident that the addition is not part of the historic building. A modern design for an addition may be appropriate if the massing, size, and relationship between windows and wall areas are compatible with the historic building. The identical replication of an historic building is generally not recommended for new additions. Additions should be designed as secondary features to the primary façade. The subordinate appearance of a new addition can be acquired through setbacks, detailing and scale. The placement and setback of an addition should be consistent with the patterns that exist on neighboring properties.

Secretary of Interior's Standards: Additions

The Secretary's Standards for Rehabilitation state: "The construction of an exterior addition to a historic building may seem to be essential for the new use," but it is emphasized in the *Rehabilitation Guidelines* that, "Such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or

destroyed." *The Standards* further explain, "The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created." Additions should always be located on the rear or secondary elevations of an historic building while respecting the size and scale of the historic building. Of course, using the historic material of the main section of the building and having the addition reveal its era through other architectural aspects is recommended. Such an architectural feature might be the size, pattern and location of fenestration.

New Addition Considerations

Height, Scale, & Massing: Height, scale, and massing of a building or addition refers to the structure in all of its dimensions and how its shape and size relates to its environment. Rooflines, roof types, fenestrations, size, and porches all play a role into how the massing of an addition is perceived. Additionally, proportions are important and is the concept where there is balance and harmony among architectural features. Height, scale, massing, and rhythm of a new addition should be compatible with the historic structure and the surrounding buildings.

Proportion: Proportion is the articulated balance between size and shape of architectural elements and how they relate to each other. Architectural proportions are the intersection between mathematics and art. Proportions in architecture are important to ensure that a new addition is compatible with an existing historic building. Balance and harmony refer to the visual and spatial distribution of major architectural features and openings.

Balance and Rhythm: Balance and harmony refer to the visual and spatial distribution of major architectural features and openings. This is particularly important when referring to fenestration openings because they usually attract the eye and how the new openings relate to the historic openings. Balance is also important because it plays a direct role in the symmetry of a building or addition. The balance and rhythm of a new addition should be compatible with the existing historic architecture.

Exterior Materials: The exterior cladding or structural materials that are installed on a new addition must be compatible yet differentiated from historic materials. Exterior materials can be contemporary but their composition and appearance should be sympathetic and harmonious with the historic building. Exterior wall materials should blend in with the historic built environment. When an addition is planned it may utilize an appropriate modern siding material or the historic material of the main building. The reason the new material may be suitable is that it is a modern addition and it can represent its period of construction. Despite this, vinyl siding or other incompatible exterior materials are not appropriate for additions on historic buildings.

Compatibility & Differentiation: New additions within historic districts must be both compatible yet differentiated from the original structure. It is important that the scale, massing, proportions, balance, and materials are sympathetic to the existing historic fabric of both the historic building and the neighborhood. It is also important that the new addition is different from the historic building so a false sense of historicism is not created.

4. The Applicant proposes to replace the existing metal fire escapes in the rear of the building with a 4" x 40" deck featuring Timbertech Edge (Azek) 6-inch-wide decking planks and a 42-inch-high, powder-coated aluminum railing running along the second floor of the northern elevation of the building, with two points of access. Additionally, the Applicant intends on installing a 13' x 16' deck above the second-floor addition in the rear of the building as well, utilizing the same decking and railings proposed for the second-floor deck. The Planning Bureau notes that the proposed work is one aspect a larger project that involves interior renovations and in-kind replacement of the front (wood) and rear (vinyl) windows; that work was administratively approved by the Bureau.

PLANNING BUREAU RECOMMENDATION: **Approval**

Planning Bureau staff recommends the request be **Approved** for the following reasons:

1. The proposed work is part of a large project that involves in-kind replacement of exterior elements, removal of some non-historic elements, and interior work that will improve the overall appearance and function of the property.
2. The project will utilize materials that have been previously approved by HARB, including Azek decking material and powder-coated aluminum railings, in constructing additions that will benefit tenants of the property.

REVIEW PROCESS:

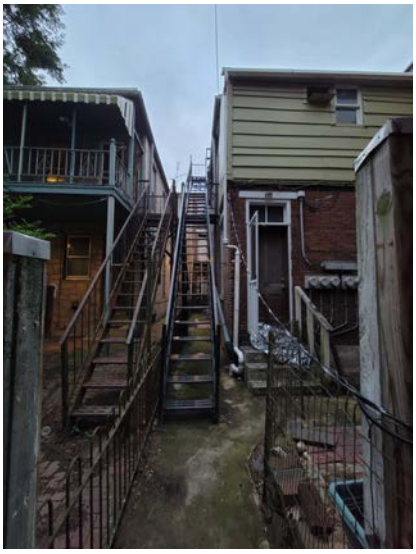
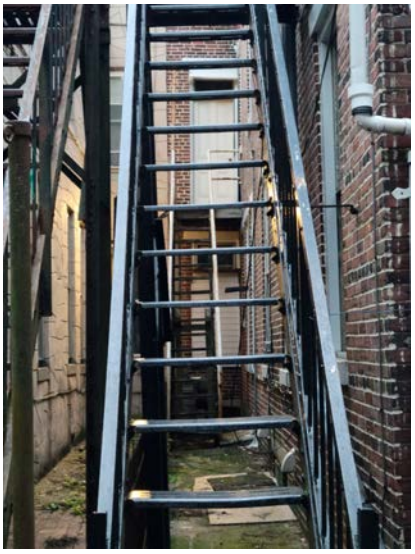
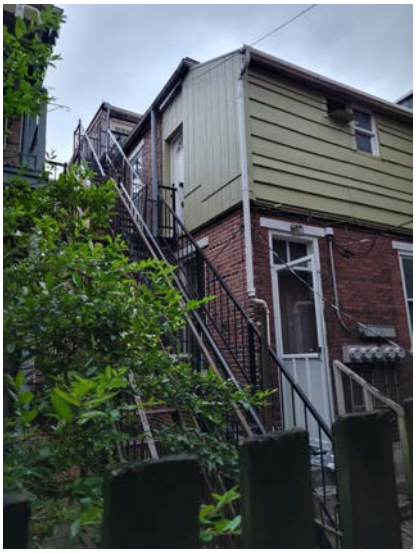
1. HARB reviews the application and makes a recommendation to City Council.
2. City Council Building and Housing Committee Chair reviews and issues a Certificate of Appropriateness (COA) or holds an additional meeting and issues Resolution to approve or deny the application.
3. Bureau of Codes will issue a Building Permit if COA has been issued and a Building Permit application has been submitted for processing.
4. Follow-up review of completed work by Planning Bureau staff to ensure compliance. Applicant to contact staff when work begins and again upon completion.

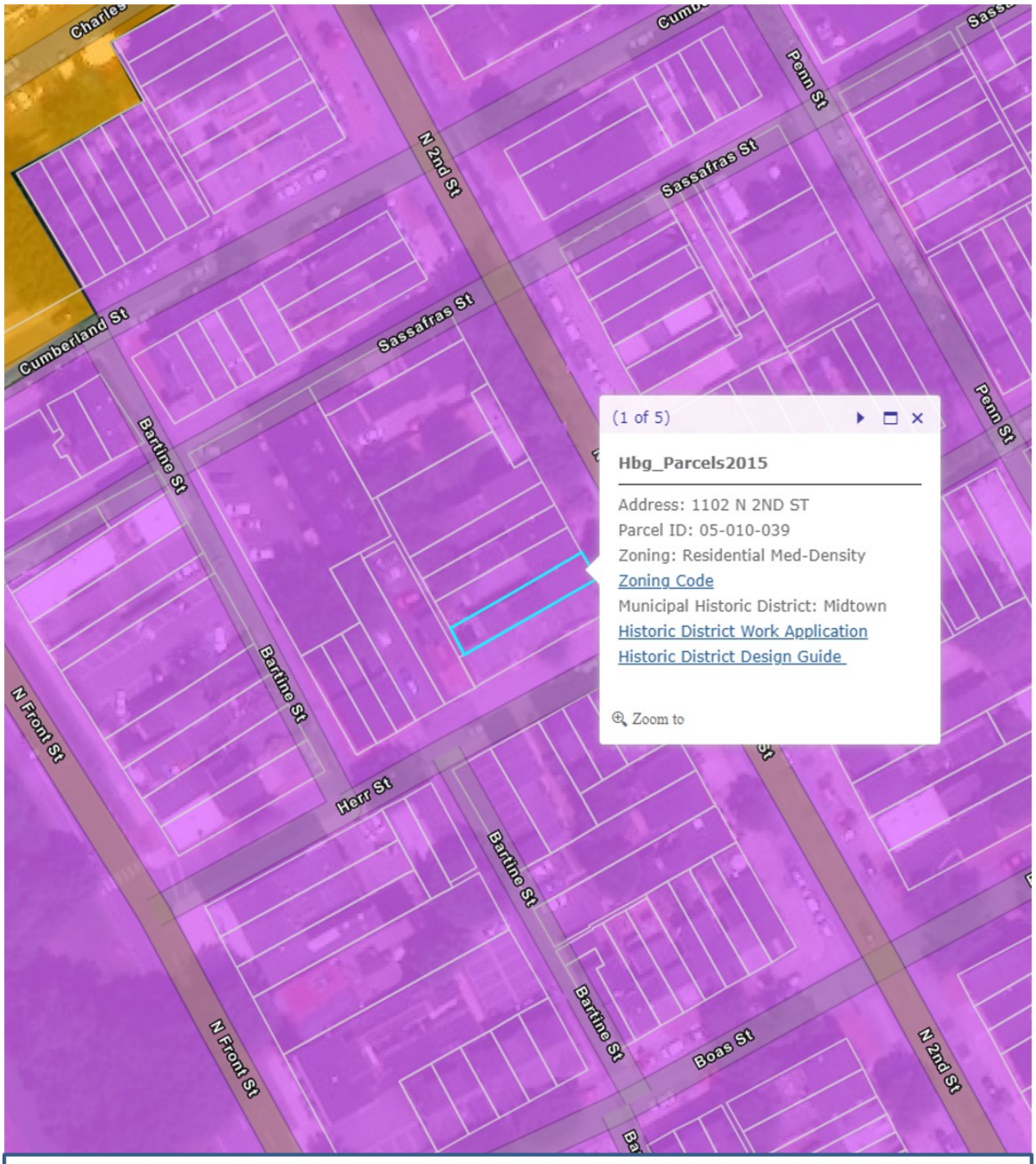
ATTACHMENTS:

1. Site Photos taken by Planning Bureau staff
2. Historic District Map
3. Certificate of Appropriateness Application
4. Aerial Map
5. Existing Condition Photos
6. Sketch Rendering & Floor Plans
7. Product Specifications

PROPERTY PHOTOS:





Historic District Location Map
1102 North 2nd Street
Midtown Municipal Historic District



MUNICIPAL HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS
APPLICATION

Note: The Planning Bureau must review all applications for completeness; incomplete applications may cause a delay in processing.
Contact Frank Grumbine at 717-255-3079 or fagrumbine@harrisburgpa.gov with any questions.

INSTRUCTIONS

- Print legibly, provide a **COMPLETE** written description of the work, complete all applicable sections, and submit the original signed copy. Both owner's and applicant's (if different from the owner) signatures are required.
- All applications **MUST** include labeled photographs (printed on standard 8-1/2 x 11 paper) of the building/site as visible from public rights-of-way, as well as other relevant supporting materials such as product manufactures' brochures, architectural drawings, and/or elevation plans.
- **Eight (8) complete sets of documentation, including eight (8) copies of this application.** If you choose to appeal HARB's decision to the City Council, or if City Council requests a review of your application, you will be asked to provide eight (8) additional copies of the application and all supplemental documentation.
- Applications **MUST** be received at the Planning Bureau, 10 North 2nd Street, Suite 206, Harrisburg, PA 17101, by 5:00 PM on the scheduled deadline date to be reviewed at the next Harrisburg Architectural Review Board (HARB) meeting. The HARB meeting schedule is available on the Planning Bureau's website: http://harrisburgpa.gov/planning/.

Other reference materials found on the Planning Bureau's website: Frequently Asked Questions (FAQ), Historic District Design Guide, Historic District Alternate Materials list, Secretary of Interior's Standards for Rehabilitation, and Historic District Maps (both existing and eligible).

PROPERTY ADDRESS: 1102 N 2nd St, Harrisburg PA 17102

PROJECTED START DATE: ASAP **COMPLETION DATE:** 4 months from start

DESCRIBED PROPOSED WORK IN DETAIL

See attached

City of Harrisburg, Department of Community & Economic Development
Bureau of Housing – Bureau of Parks & Recreation – Bureau of Planning
10 North 2nd Street, Suite 206, Harrisburg, PA 17101 - Phone: (717) 255-6419

EXTERIOR ALTERATIONS

Include photographs of the building noting which feature(s) will be replaced, along with specifications and/or drawings of the proposed replacement feature(s) that include measurements. **Please indicate below which elevations will be altered (i.e. north, south, etc.)** and the type of materials being used (i.e. wood, stone, brick, etc.). Please provide samples of any non-traditional materials being proposed.

Feature	Elevation	Original Material	Existing Material	Proposed Material
Wall Material				
Windows/Shutters				
Doors	2nd floor	?	Steel door	Overboard will match wood
Roof/Shingles				
Railings/Decks	2nd floor + 3rd floor	N/A	N/A	See attached
Columns				
Cornice/Moldings				
Other				

CANOPY/AWNING

- Attach an image of the proposed canopy/awning with its specifications, sample of the covering material, and an image of the building indicating the location where it is to be installed.

Frame material N/A
Covering material _____
Height from ground to bottom of frame _____
Location on building _____
Describe how it will be anchored* _____

Note – anchoring through mortar joints, not bricks, is the preferred method.

SIGN

- Attach a drawing of the proposed sign(s) and an image of the building/site indicating the sign placement.

Sign material N/A
Number of signs _____
Dimensions of sign(s) _____
Describe how it will be anchored* _____

Note – anchoring through mortar joints, not bricks, is the preferred method.

FENCE

- Attach a Site Plan indicating lot lines, buildings, and the proposed placement of the fence, and a photograph or drawing of the proposed fence design.

Material N/A
Height _____
Location _____

ADDITION

- Attach photos of the current building, a site plan indicating lot lines, buildings, and placement of the proposed addition, as well as elevations of the proposed addition in relation to the existing and adjacent buildings.

Proposed use N/A
Exterior materials _____
Location relative to the main structure _____

NEW CONSTRUCTION*

- Attach a site plan indicating lot lines, buildings, parking, fences, setbacks, landscaping, etc. Also attach drawings of each elevation including a front view that includes existing adjacent buildings. Photographs of buildings adjacent to and directly across the street from the proposed new construction are also required.

Proposed use(s) N/A
Exterior materials _____
Note: Complete other necessary sections of this application if the new construction will include demolition, signs, or fences.

DEMOLITION*

- Attach photographs of the building to be demolished. Both interior and exterior photos may be necessary to convey the condition of the building and reasons for demolition.

Most recent use of the building N/A
Reason(s) for demolition _____
Future use of the site _____
Note: Complete other necessary sections regarding any proposed new construction or fencing.

APPLICANT INFORMATION

Name: Steven Toole	**Phone (day):** 717.579.7149
Address: 5005 Pellingham Cir	**Fax:** N/A
City, State, ZIP: Enola PA 17025	**Email:** steven.toole@comcast.net

Applicant's Legal Standing:

- ☒ Owner
- ☐ Lessee
- ☐ Other_____

PROPERTY OWNER (if other than Applicant)

Name: Same	**Phone (day):**
Address:	**Fax:**
City, State, ZIP:	**Email:**

CONTACT PERSON (if other than Applicant)

Name: Same	**Phone (day):**
Address:	**Fax:**
City, State, ZIP:	**Email:**

CONTRACTOR / DESIGNER (if other than Applicant)

Name: Dave Lenman, Renovations Company	**Phone (day):** 717.236.8884
Address: 2429 N 2nd St	**Fax:**
City, State, ZIP: Harrisburg PA 17110	**Email:**

ATTACHMENTS

- Please note what attachments are being submitted:
  - ☒ Labeled Photos of Building and Surroundings
  - ☒ Product Specification sheets
  - ☒ Drawings of New Designs
  - ☒ Site Plan(s)
  - ☐ Samples of Proposed Materials

Applications **CANNOT** be processed without thorough explanations and adequate supporting materials. Incomplete applications will be returned to you, subsequently delaying your project. **Eight (8) complete sets of documentation, including eight (8) copies of this application, must be included in the application submittal**.

CONTACT/OWNER CERTIFICATION

I hereby certify that the proposed work is authorized and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial, criminal penalties, or revocation of any permits issued pursuant to this matter. Work will not commence prior to final approval.

Contact's Signature	Date	Owner's Signature	Date
	6/17/22		6/17/22

The owner must sign this application, contact signature required when different from owner.

STAFF USE ONLY

Date Received:	**Missing Documentation:**
Deadline:	**Date Returned:**
HARB Date:	**After-the-Fact Application Fee:**

Google Maps



Map data ©2022 , Map data ©2022 20 ft

South East View of 1102 N 2nd St from Bartin St

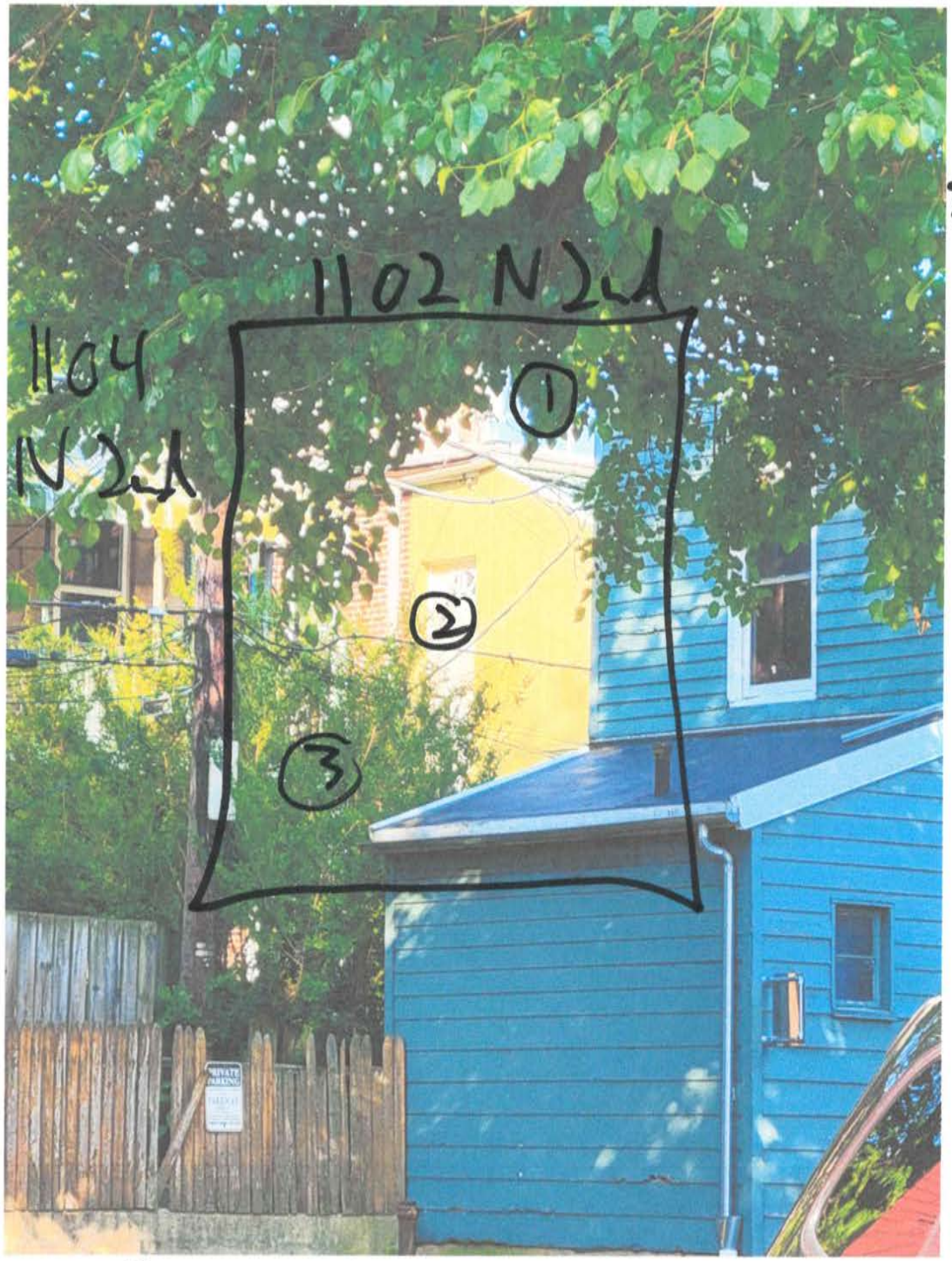
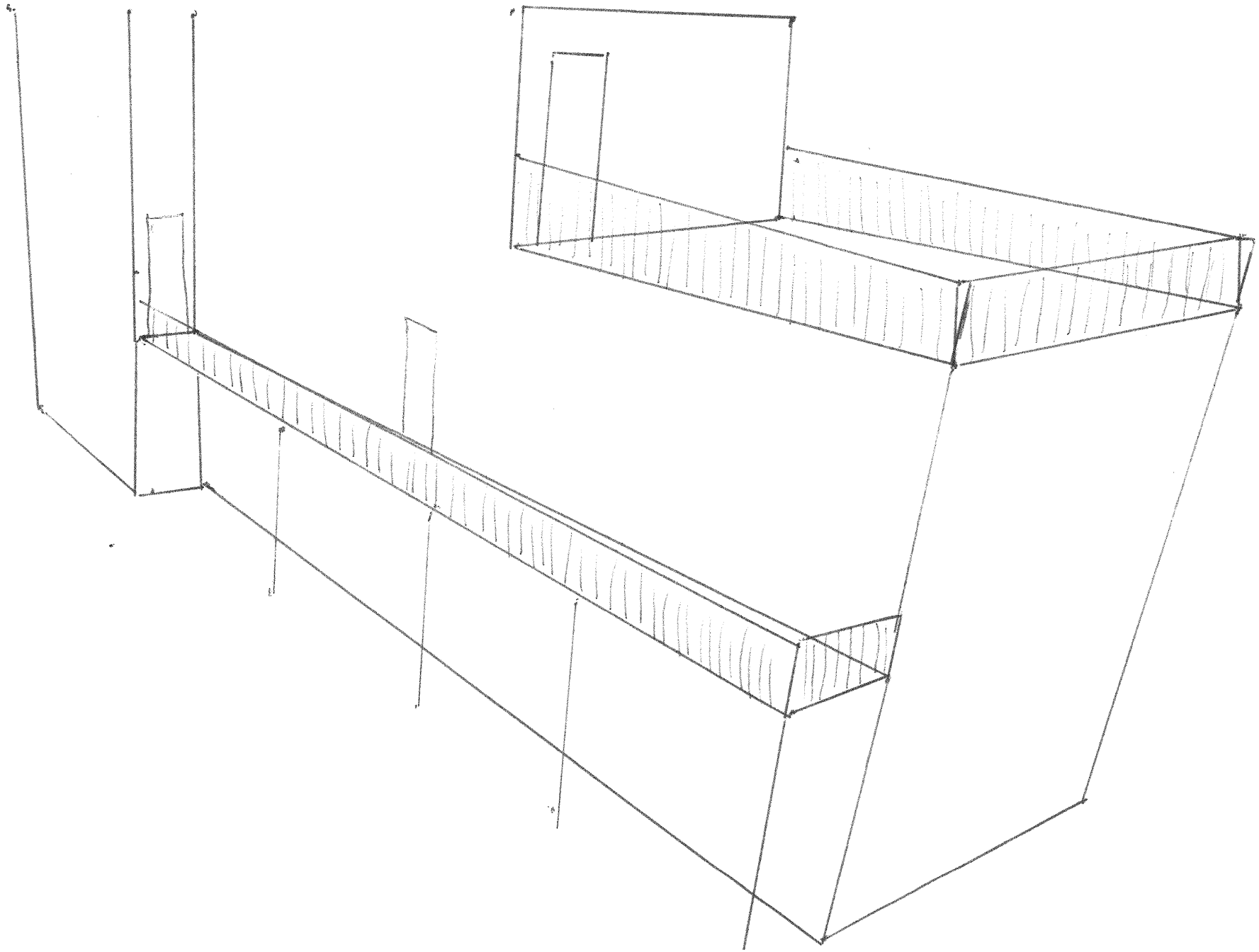
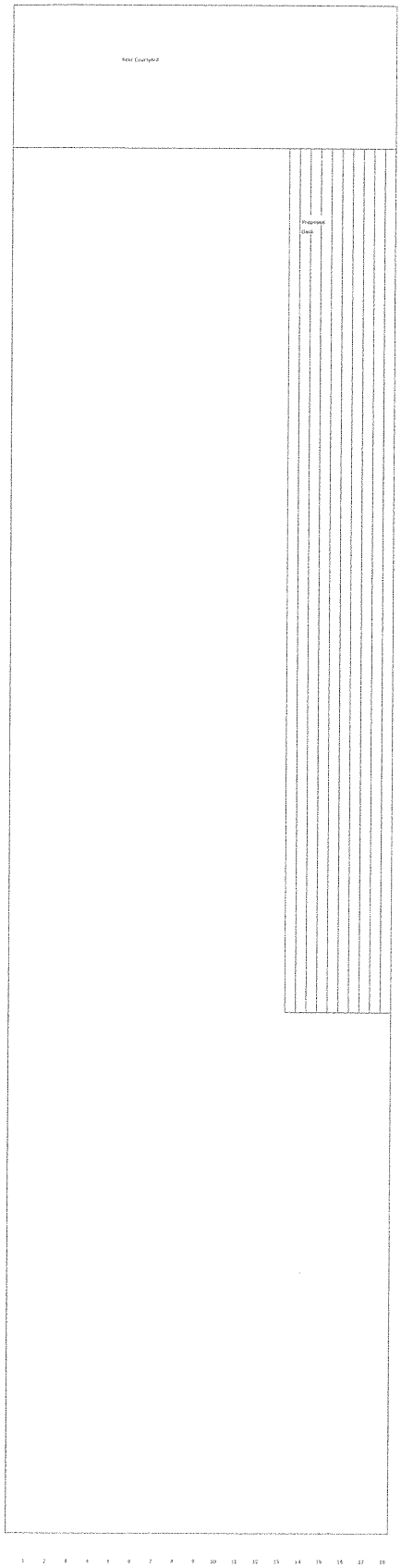


*Photo provided by Harrisburg City Planning

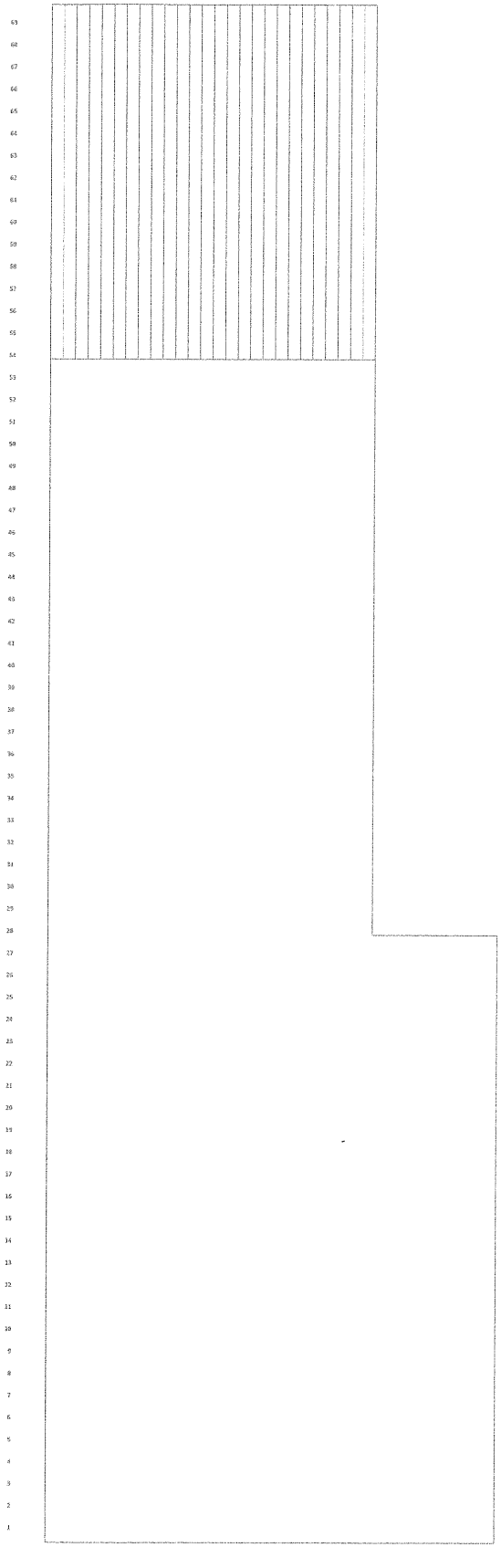
1 - Proposed location of 3rd floor deck
2 - Proposed removal of steel door
3 - Proposed location of 2nd floor deck



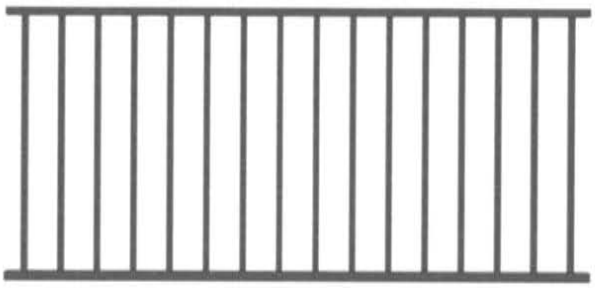
1900 N 2nd St 2nd Floor

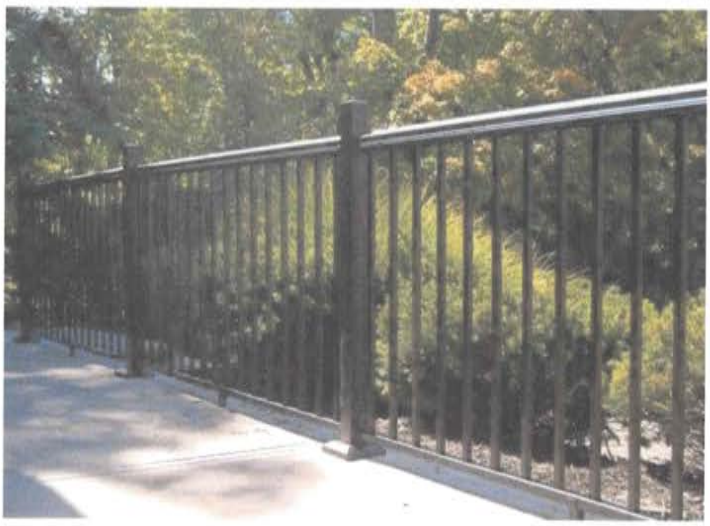


1102 N 2nd St, 3rd Floor



42” high RDI Avalon Railing System





Avalon Aluminum Railing® Guide Specification

This section is based on the products of Barrette Outdoor Living, Egg Harbor City, NJ 08215; (877) 265-2220; www.barretteoutdoorliving.com.

AVALON ALUMINUM RAILING comes in rust resistant, sleek aluminum construction. Unique style options combine form, function, and versatility to add a rich, stylish look to your home while adding safety and security at the same time. Choose traditional square baluster rail panels, or for a truly high-end look, try glass slats or modern cable for your infill.

As the leading North American supplier of exterior home products, Barrette Outdoor Living produces vinyl, aluminum, steel and composite fencing and railing; composite decking; and other outdoor products sold through specialty retailers, home centers and lumberyards.

SECTION 057360 - DECORATIVE METAL RAILINGS

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Aluminum railing system.

1.2 REFERENCES

Specifier: If retaining this optional Article, edit list below to correspond to those references retained in edited specification section.

A. References, General: Versions of the following standards current as of the date of issue of the project or required by applicable code apply to the Work of this Section.

B. American Architectural Manufacturer's Association (AAMA):

1. AAMA 2604 - Voluntary Specification, Performance Requirements and Test Procedures for Pigmented Organic Coatings on Aluminum Extrusions and Panels.

C. American National Standards Institute (ANSI):

1. ANSI Z97.1 - Safety Glazing Material Used in Building.

D. ASTM International (ASTM):

1. ASTM A307 - Carbon Steel Bolts, Studs, and Threaded Rod 60 000 PSI Tensile Strength.
2. ASTM A492 - Stainless Steel Rope Wire.
3. ASTM B117 - Operating Salt Spray (Fog) Apparatus.

4. ASTM B221 - Aluminum-Alloy Extruded Bar, Rod, Wire, Shape and Tube.

1.3 SUBMITTALS

A. Product Data: Manufacturer's technical literature for each product specified.

1. Include preparation instructions and recommendations.
2. Include storage and handling requirements and recommendations.
3. Include manufacturer's installation instructions.

Specifier: This product is available with load calculation documentation that is individually stamped by a Professional Engineer per state. Contact Barrette Outdoor Living Customer Service at (877) 265-2220 for documents that pertain to your region. Delete paragraph below if requirement for Delegated Design Submittal is retained.

4. Include load calculation documentation stamped by a Professional Engineer licensed in the jurisdiction in which Project is located.

B. Shop Drawings:

1. Include plans, elevations, sections, and details.
2. Include points of attachment and their corresponding static and dynamic loads imposed on deck and post foundations.

Specifier: Retain "Delegated Design Submittal" Paragraph and related paragraphs under Quality Assurance and Performance Requirements articles when required due to railing size or other exceptional Project requirements.

C. Delegated Design Submittal: For railings, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

Specifier: Retain both "Samples for Initial Selection" and "Samples for Verification" paragraphs below for two-stage Samples.

D. Samples for Initial Selection: For each finish product and finish specified, sets of color chips representing manufacturer's full range of available colors.

E. Samples for Verification: For each material and for each color, in manufacturer's standard size.

1.4 QUALITY ASSURANCE

A. Qualification Data:

1. Manufacturer Qualifications: Company specializing in manufacturing products specified in this Section with minimum five years documented experience.
2. Installer Qualifications: Railing manufacturer, or experienced Installer with a record of successful installations of similar type and size to that specified.

Specifier: Retain below for delegated design requirement.

B. Professional Engineer Qualifications: Documented experience with providing delegated-design engineering services of the kind required by this Section, including documentation that engineer is licensed in the jurisdiction in which Project is located.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Transport, handle, store and protect railing components so they are in undamaged condition when installed.

B. Store railing components in manufacturer's unopened packaging.

C. Store railing components off the ground in a dry, protected, covered and secure area.

1.6 WARRANTY

A. Special Warranty: On manufacturer's standard form in which manufacturer agrees to repair or replace components which fail in materials or workmanship within specified warranty period.

Specifier: Barrette Outdoor Living offers a limited lifetime warranty for single-family residential installations and a 20-year warranty for other building types.

1. Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Structural Requirements: Engineer railings to withstand live and dead loads according to authorities having jurisdiction and information indicated within limits and under conditions indicated, without material failure or permanent deformation of structural members.

Specifier: If retaining requirement for delegated design by Contractor. Custom engineering is available via authorized Avalon Aluminum Railing dealers.

B. Delegated Design: Design railing to withstand design and operational loads.

2.2 MANUFACTURER

A. Basis of Design: Avalon Aluminum Railing® with ProLock® locking strip manufactured by Barrette Outdoor Living; Egg Harbor City, New Jersey 08215; (877) 265-2220; www.barretteoutdoorliving.com.

Specifier: Retain one of the following two paragraphs.

1. Substitutions: Not permitted.
2. Substitutions: Submit request for substitution according to [Instructions to Bidders and] Division 01 General Requirements.

2.3 RAILING SYSTEM

A. Use manufacturer's standard components.

B. System Description:

1. Height: [36 inches] [42 inches].
2. Length: [72 inches] [96 inches] [As indicated on the Drawings].
3. Color: [White] [Matte black] [Matte Bronze].

4. Post Mounting: [Flat to deck] [Fascia mount].

C. Top Rail:

1. Mushroom Shaped: 2.1 by 2.15 inches, 0.07-inch thickness.

a. Basis of Design Product: Barrette Outdoor Living, rdi collection, Pelinore.

2. Flat Top: 1.57 by 2.08 inches, 0.08-inch thickness.

a. Basis of Design Product: Barrette Outdoor Living, rdi collection, Tristan.

3. Flat Top, to Support Deck Board: 3.08 by 2.08 inches, 0.08-inch thickness.

a. Basis of Design Product: Barrette Outdoor Living, rdi collection, Oberon.

Specifier: Delete Bottom Rail below if using cable infill.

D. Bottom Rail: 1.7 inches by 1.13 inches, 0.08-inch thickness.

Specifier: Retain first option below for flat-to-deck mounting; retain second for facia mount.

E. Posts: With [pre-mounted aluminum base plates welded to posts, and with bottom sandwich plates included] [fascia brackets].

1. Standard End Posts: 2.5 by 2.5 inches, 0.08-inch thickness.
2. Post/Sleeve: 4.3 by 4.3 inches, 0.08-inch thickness.
3. Mid Posts: 2 by 2 inches, 0.08-inch thickness.

F. Infill:

Specifier: Delete infill not used. If more than one type of infill, indicate locations on Drawings.

1. Vertical Balusters: 3/4 inches square, 0.75-inch nominal thickness.
2. Glass Slats: ANSI Z97.1 safety glass, 4.125 nominal width by 0.25 nominal thickness.
3. Cables: 1x19 stainless steel cables, 1/8-inch diameter. Provide intermediate steel vertical supports color-matched to cable at locations as needed to meet performance requirements.

G. Accessories: Include locking strips preinstalled into top and bottom rails, brackets, trim rings, and flat caps.

2.4 MATERIALS

A. Aluminum, General: Provide alloys and tempers with not less than the strength and durability properties of alloy and temper designated in paragraphs below for each aluminum form required.

1. Extrusions: ASTM B221, Alloy 6005-T5.

B. Cables and Cable Fittings: ASTM A492, Type 316 stainless steel cable, factory swaged. Provide stainless steel fittings and connectors capable of sustaining load required to meet performance requirements.

Specifier: Delete subparagraph below if no stairs.

1. Stair Applications: Provide manufacturer's standard "hinged" fittings to allow cables to follow contour of stair.

C. Fasteners:

1. Stainless steel fasteners, all to be concealed upon installation.
2. Attachment to Wood Decking: 3/8-inch diameter A307 bolts for through bolt attachment.
3. Attachment to Concrete: Comply with manufacturer's instructions.

2.5 FINISHES

A. Powder Coatings, Coating Finish Process: One-coat dry system with 70 percent fluoropolymer resin, meeting performance requirements of AAMA 2604 and the following:

Specifier: Avalon Aluminum Railing finishes test to 10,000 hours, likely the only manufacturer to do so. Modify requirement below if higher performance is required and a closed specification is acceptable.

1. Dry Film Salt Spray, ASTM B117: Minimum 3,000 hours.

Specifier: Retain first paragraph below for square baluster infill panels.

2.6 FABRICATION

A. Factory pre-assemble square baluster infill panels.

PART 3 - EXECUTION

3.1 INSPECTION

A. Examine railing system substrate with Installer present. Inspect for erection tolerances and other conditions that would adversely affect installation of railing system.

1. Inspect substrate that will support railing system to determine if support components are installed as indicated on approved shop drawings and are within tolerances acceptable to railing system manufacturer.

B. Proceed with railing installation once out-of-tolerance work and other deficient conditions are corrected.

3.2 RAILING INSTALLATION

A. General: Install railing system in accordance with approved shop drawings and manufacturer's written instructions.

B. Support Installation: Install blocking and other supports at locations, spacings, and with fasteners recommended by manufacturer.

C. During installation, carefully handle and store aluminum components to avoid contact with abrasive surfaces. Install components in sequence as recommended by manufacturer.

3.3 CLEANING AND PROTECTION

A. Clean finished surfaces as recommended by railing system manufacturer.

B. Replace damaged or discolored components that cannot be restored by field repair.

END OF SECTION

Timbertech Edge 6” wide decking planks



This Product MasterSpec Section is licensed by Deltek, Inc. to AZEK Building Products ("Licensee").

This independent MasterSpec Section uses original MasterSpec text.

Revisions made to the original MasterSpec text are made solely by the Licensee and are not endorsed by, or representative of the opinions of, Deltek or The American Institute of Architects (AIA). Neither AIA nor Deltek are liable in any way for such revisions or for the use of this Product MasterSpec Section by any end user. A qualified design professional should review and edit the document to suit project requirements.

For more information, contact AZEK Building Products, 1330 W. Fulton St., Suite #350, Chicago, IL 60607; Phone: (877) 275-2935; Fax: (570)558-8266; Website: www.azek.com; Email: Dave.Whitlock@azekco.com.

For information about MasterSpec, contact Deltek at (800) 424-5080 or visit masterspec.com.

SECTION 067300 - COMPOSITE DECKING

TIPS:

To view non-printing **Editor's Notes** that provide guidance for editing, click on MasterWorks/Single-File Formatting/Toggle/Editor's Notes.

To read **detailed research, technical information about products and materials, and coordination checklists**, click on MasterWorks/Supporting Information.

Access Product MasterSpec Sections:

<Double click here to view the list of manufacturer Sections available at ProductMasterSpec.com.>

Access BIM Content on BIMsmith Market:

<Double click here to view products on BIMsmith Market.>

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. **[Plastic]** **[Composite]** decking.
2. Decking fastening system.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood framing, furring, blocking, and other carpentry work not exposed to view[**and for framing exposed to view**].
2. Section 062013 "Exterior Finish Carpentry" for cellular PVC trim and mouldings.
3. Section 072500 "Weather Barriers" for flexible flashing used with decking.
4. Section 076200 "Sheet Metal Flashing and Trim" for sheet metal flashing used with decking.

1.3 ACTION SUBMITTALS

A. Product Data: For [**plastic**] [**composite**] decking and decking fastening system components. Include installation instructions.

B. Samples: For decking, not less than 24 inches (600 mm) long, showing the range of variation to be expected in appearance of decking, including surface texture.

1.4 INFORMATIONAL SUBMITTALS

A. Evaluation Reports: For the following, from ICC-ES:

1. [**Plastic**] [**Composite**] decking.
2. Decking fastening system.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Store materials under cover and protected from weather and contact with damp or wet surfaces. Stack materials flat with spacers between each bundle to provide air circulation. Provide for air circulation around stacks and under coverings.

B. Handle and store decking materials to comply with manufacturer's written instructions.

1.6 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of decking system that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures, including cracking, splitting, and deforming.

2. Warranty Period: [**20**] [**10**] years from date of Substantial Completion.

B. Fade and Stain Warranty: Provide manufacturer's warranty against color fade and permanent staining within warranty period.

1. Fading is defined as loss of color of more than [**4**] [**5**] Hunter color-difference units as measured in accordance with ASTM D2244.
2. Warranty Period: [**50**] [**25**] [**20**] years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 DIMENSION LUMBER FRAMING

A. Deck[**and Stair**] Framing: As specified in Section 061000.

2.2 PLASTIC DECKING

A. Basis-of-Design Product: Subject to compliance with requirements, provide AZEK Building Products; TimberTech AZEK [**Arbor**] [**Harvest**] [**Porch**] [**Vintage**] Collection or comparable product by one of the following:

1. CertainTeed Corporation.
2. Crawford Industries, LLC.
3. Deceuninck North America.
4. Fiberon.
5. Green Bay Decking.
6. Midwest Manufacturing Extrusion.
7. Millennium Decking Inc.
8. Premium Composites LLC.
9. Rhino Deck.
10. Tamko Building Products, Inc.
11. Thermal Industries, Inc.
12. TimberTech.
13. Trex Company, Inc.
14. Universal Forest Products, Inc.
15. Weyerhaeuser Company.
16. **<Insert manufacturer's name>**.

B. All-Plastic Decking: Solid capped four-sided shapes made from HDPE, PVC, polystyrene, or cellular PVC; with no cellulose fiber.

1. Decking Standard: ICC-ES AC174.
2. Decking Size: [**1 by 3-1/8 inches (25 by 79 mm) actual**] [**1 by 3-1/2 inches (25 by 88 mm) actual**] [**1 by 5-1/2 inches (25 by 140 mm) actual**] [**1 by 7-1/4 inches (25 by 188 mm) actual**].
3. Decking Length: [**10 ft. (3.05 m) actual**] [**12 ft. (3.66 m) actual**] [**16 ft. (4.88 m) actual**] [**20 ft. (6.10 m) actual**].
4. Configuration: Provide product with [**grooved edges designed for fastening with concealed decking fasteners**] [**or**] [**square edges**].
5. Surface Texture: [**Brushed**] [**Embossed woodgrain**].
6. Color: [**As indicated by manufacturer's designations**] [**Match Architect's Sample**] [**As selected by Architect from manufacturer's full range**] **<Insert color>**.
7. Fascia Board: 1/2 by 11-3/4 inches by 12 ft. (12.7 by 298.5 mm by 3.66 m) actual matching decking color.

2.3 COMPOSITE DECKING

A. Basis-of-Design Product: Subject to compliance with requirements, provide AZEK Building Products; TimberTech **[EDGE Premier]** **[EDGE Prime]** **[EDGE Prime+]** **[PRO Legacy]** **[PRO Reserve]** **[PRO Terrain]** or comparable product by one of the following:

1. CertainTeed Corporation.
2. Crawford Industries, LLC.
3. Deceuninck North America.
4. Fiberon.
5. Green Bay Decking.
6. Midwest Manufacturing Extrusion.
7. Millennium Decking Inc.
8. Premium Composites LLC.
9. Rhino Deck.
10. Tamko Building Products, Inc.
11. Thermal Industries, Inc.
12. TimberTech.
13. Trex Company, Inc.
14. Universal Forest Products, Inc.
15. Weyerhaeuser Company.
16. **<Insert manufacturer's name>**.

B. Composite Decking: Solid capped **[four]** **[three]**-sided shapes made from a mixture of cellulose fiber and polyethylene or polypropylene.

1. Decking Standard: ICC-ES AC174.
2. Decking Size: **[0.94 by 5.36 inches (24 by 136 mm) actual]** **[0.89 by 5.36 inches (23 by 136 mm) actual]** **<Insert dimensions>**.
3. Decking Length: **[10 ft. (3.05 m) actual]** **[12 ft. (3.66 m) actual]** **[16 ft. (4.88 m) actual]** **[20 ft. (6.10 m) actual]**.
4. Configuration: Provide product with **[grooved edges designed for fastening with concealed decking fasteners]** **[square shouldered edges designed for face connectors]** and **[full]** **[scalloped]** profile.
5. Surface Texture: **[Brushed]** **[Embossed woodgrain]**.
6. Color: **[As indicated by manufacturer's designations]** **[Match Architect's Sample]** **[As selected by Architect from manufacturer's full range]** **<Insert color>**.
7. Fascia Board: 0.94 by 12 inches by 12 ft. (12.7 by 298.5 mm by 3.66 m) matching decking color.
8. Stair Riser Board: 0.94 by 7.25 inches by 12 ft. (24 by 184 mm by 3.67 m) actual matching decking color.

2.4 DECKING FASTENING SYSTEM

A. Basis-of-Design Product: Subject to compliance with requirements, provide AZEK Building Products; **[CONCEALoc]** **[Cortex]** **[FUSIONLoc]** **[SIDELoc]** **[TOPLoc]** or comparable product by one of the following:

1. Blue Heron Enterprises, LLC.
2. Grabber Construction Products.
3. Ipe Clip Fastener Company Inc. (The).
4. KK Mfg. Co., Inc.

5. M. M. Products, Inc.
6. Titan Metal Werks, Inc.
7. Ty-Lan Enterprises Inc.
8. **<Insert manufacturer's name>**.

B. Concealed Decking Clips: Black-oxide-coated, stainless steel clips designed to secure decking material and provide uniform spacing of decking material.

C. Fasteners: Stainless steel screws, minimum #7 size, in sufficient length to penetrate not less than 1-1/4 inches (31 mm) into wood framing substrate.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean substrates of projections and substances detrimental to application.

3.3 INSTALLATION

A. Set work to required levels and lines, with members plumb, true to line, cut, and fitted. Fit work to other construction; scribe and cope as needed for accurate fit.

B. Install decking[**and stair treads**] in accordance with manufacturer's written instructions.

C. Secure decking to wood framing with [**concealed deck clips and screws**] [**exposed fasteners**].

D. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.

E. For exposed work, arrange fasteners in straight rows parallel with edges of members, with fasteners evenly spaced and with adjacent rows staggered.

END OF SECTION 067300