

**RESOLUTION NO. 23-2005**

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF MECHANICSBURG ESTABLISHING SPECIFIC DESIGN GUIDELINES APPLICABLE TO CONSIDERATION OF REQUESTS FOR CERTIFICATES OF APPROPRIATENESS IN THE HISTORIC DISTRICT OF THE BOROUGH.**

**WHEREAS**, the Borough Council, upon the approval of the Mayor, has heretofore adopted Ordinance No. 1067, thereby enacting Chapter 10A of the Code of Ordinances of the Borough of Mechanicsburg (“Code”) which establishes a Historic District (“District”) within the Borough as therein described under the provisions specified; and

**WHEREAS**, Chapter 10A of the Code creates a Historical Architectural Review Board (HARB) for the purpose of providing its counsel and recommendations to the Borough Council in matters affecting the District; and

**WHEREAS**, Paragraph F of Section 10A-401 of Part 4 [General Design Guidelines] of Chapter 10A of the Code requires the HARB, in its deliberation of its recommendations to the Borough Council, to consider the compatibility and compliance with General Design Guidelines as therein established and Specific Design Guidelines as adopted by Resolution of the Borough Council from time to time; and

**WHEREAS**, Sections 10A-504 and 10A-507(I) of Part 5 [Application Review Procedure] of Chapter 10A of the Code confirms the requirement that the HARB, in its deliberation of an application, consider its compatibility and compliance with both the General Design Guidelines and the Specific Design Guidelines as adopted by Resolution of the Borough Council; and

**WHEREAS**, Paragraph A of Section 10A-509 of Part 5 [Application Review Procedure] of Chapter 10A of the Code requires the Borough Council, in its deliberation of an application, to consider its compatibility and compliance with both the General Design Guidelines and the Specific Design Guidelines as well as the report of the HARB; and

**WHEREAS**, after due deliberation, and pursuant to the authority and requirements of Chapter 10A of the Code, the Borough Council has determined to adopt the following Specific Design Guidelines applicable to applications for Certificates of Appropriateness in the District.

**NOW, THEREFORE**, be it resolved by the Council of the Borough of Mechanicsburg as follows:

1. The following Specific Design Guidelines are hereby adopted and shall be applicable to all applications for Certificates of Appropriateness in the District:

**Guideline 1**

HARB will employ and apply the most current version of the Secretary of the Interior's Standards for Rehabilitation and its Guidelines for Rehabilitating Historic Buildings, as well as the provisions in Historic District Ordinance 1067 of the Borough of Mechanicsburg, for its recommendations.

### **Guideline 2**

Facades will retain their distinctive materials, features, spaces, and spatial relationships. Any alteration to the historic character of the facade will be minimal, and the removal of these characteristics will be avoided. Exterior paint colors are not reviewed by HARB; however, property owners are encouraged to research and employ original or historically appropriate colors when considering repainting.

### **Guideline 3**

Each facade will be recognized as a record of its own time. Alterations that have no historical basis will not be undertaken. Facade characteristics that have undergone previous changes that have acquired their own historic significance will be retained and preserved.

### **Guideline 4**

Distinctive materials, features, finishes, and construction techniques that define the facade shall be preserved. When these items are deteriorated, they should be repaired in lieu of replacement. If the deterioration is excessive and requires replacement, the new item will replicate as close as possible that which has been removed, as approved by the HARB and Borough Council.

### **Guideline 5**

Exterior building facade features will be cleansed using the gentlest means possible. A low-pressure water and mild soap is recommended. Methods that are destructive to the historic elements will not be used. Sand blasting of painted masonry surfaces is strongly discouraged. If a masonry wall is currently painted, a professional should be consulted prior to removing the paint. The installation of siding over masonry is not permitted. Property owners are encouraged not to paint previously, originally unpainted masonry.

### **Guideline 6**

New facade alterations or new additions should be distinguishable from the existing, yet compatible to the historic materials, features, scale and proportion to preserve the historic integrity of the facade. New additions should be constructed so that if they are removed at a later date, the historic integrity of the facade will be not be compromised.

### **Guideline 7**

Exterior, permanent signs or advertising displays shall be in accordance with Section 10A-402 of the Historic District Ordinance 1067.

### **Guideline 8**

New construction visible from the primary street shall be in accordance with the Historic District Ordinance 1067.

### **Guideline 9**

Demolition of any existing structure, or portion of such structure visible from the primary street shall be in accordance with Part 6, Demolition, of the Historic District Ordinance 1067.

2. These Specific Design Guidelines shall remain in full force and effect until further revised by Resolution of the Borough Council from time to time.

**Duly Resolved**, this 20th day of September, 2005.

ATTEST:

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Jonathan S. Stough, Secretary

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Jack H. Winchell, President