

February 17, 2016
Historic Architectural Review Board Minutes
Borough of Gettysburg

Chair Gary Shaffer called the Historic Architectural Review Board meeting to order at 7:02 PM on Wednesday, February 17, 2016. The meeting was held at the Borough Municipal Building, 59 East High Street. A quorum was present. Those in attendance were: Board members Peggy Gustafson, Joan Hodges, Jim McCabe, Colleen Lingle and Clem Malot, Borough Code Enforcement Officer; Scott Dellett, Borough Planning Director and Karen Mesher, Borough Management Assistant. Also in attendance were: Jack Phillips and John Bortz, Sales Representative for Gunton Pella Windows, both representing 101 West Middle Street; Brandon Stone, representing 63 West High Street; and Jim Foutz, Prince of Peace Episcopal Church, 20 West High Street. Board Member Philip Goble was absent.

Review of Agenda and Minutes

There were no additions or corrections to the meeting agenda. Ms. Hodges made the **motion** to approve the minutes of the January 20, 2016 meeting. Seconded by Mr. Malot. Motion carried 6-to-0.

Public Comment for Items Not on the Agenda

There were no public comments for items not on the meeting agenda. Mr. Foutz from the Prince of Peace Episcopal Church, was in attendance to observe tonight's meeting.

New Applications for Application for Certificates of Appropriateness

Mr. Shaffer introduced the members and explained the procedures that would be followed during the meeting. He noted that the Board serves as an advisory group to Borough Council, which makes the final decision concerning the issuance of Certificates of Appropriateness. Borough Council will next meet on Monday, March 14, 2016.

- A. COA-16-04 Jack Phillips, 101 West Middle Street, Certificate of Appropriateness, Alteration. Replace a total of six Pella Architect series wood/clad double-hung windows in the second floor in the front, side and rear of the building.**

Mr. Dellett gave background information and a brief building history from the Board Memorandum dated February 11, 2016:

BUILDING HISTORY

Built around 1830, the two-story Federal-style building is known as the Michael Jacobs House, where Michael Jacobs, the first professor of Mathematics and Science at Pennsylvania College (now Gettysburg College) and his family resided during the Civil

War. Best known for Notes on the Rebel Invasion of Maryland and Pennsylvania and the Battle of Gettysburg (1864), one of the first books published about the battle, he also recorded the weather during the Battle.

PREVIOUS APPROVAL

At its June 8, 2015 meeting, Council approved the issuance of a Certificate of Appropriateness for the installation of a hand rail at the main entrance of the building.

Mr. Dellett stated that included in the memorandum are the Secretary of the Interior's Guidelines for the treatment of historic properties regarding the recommendations for windows.

Mr. Phillips and Mr. Bortz made a brief presentation and answered questions from the Board. Mr. Phillips said that he had acquired the property in 1982, and the windows were previously replaced by Marvin Windows that year. Mr. Bortz gave a detailed description of the proposed window replacement work. He said that the proposed plans called for six Pella Architect series wood/clad double-hung window in poplar white, with two windows installed on the front second floor, three windows installed on the left side second floor, and one window installed on the rear second floor. He said that the windows would not have grills or cross dividers, and that they would be aluminum-clad to match the house. He stated that there would be no first floor units replaced in this structure, noting that the window style is one-over-one without storms. He said that the windows incorporate integral light technology and have a 20-year warranty.

Mr. Shaffer presented the *Proposed Findings of Fact*:

- The structure at 101 West Middle Street is a sensitive structure, as defined in Chapter 11 of the Borough Code of Ordinances, Historic Districts (Historic District Ordinance). A sensitive building is defined as any building that has been standing for at least 50 years at the time of application, even though it has been considerably modified and certain sites of later historic significance or buildings that the Board has determined to be exemplary of later architectural styles.
- The building is a contributing structure to the Gettysburg Battlefield National Register Historic District.
- The proposed work constitute a permanent change, making this proposal a critical project, which is defined in the Historic District Ordinance as "A project involving demolition of all or part of any building or change in configuration and rhythm of any building as a whole, or any alteration to a sensitive building."

- The windows proposed for replacement are not original to the building.

Mr. Malot made the **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness for the proposed plans depicted in the proposed application dated January 15, 2016 as presented. The motion was seconded by Mr. McCabe. The motion carried 6-to-0.

- B. COA-16-07 Brandon and Valerie Stone, 63 West High Street, Certificate of Appropriateness. Alteration. Construct a new rear entrance and exterior rear wooden staircase; replace a non-original second-story rear window with a half-light door; replace two second-story rear windows; and replace the siding on the eastern and western alleys and the rear of the building.**

Mr. Dellett gave background information from the Board memorandum dated February 12, 2016:

BUILDING HISTORY

The two-story frame dwelling house is known as the Solomon Powers residence. The Powers family resided at the dwelling during the Civil War era. A Sheriff's sale in 1858 described the improvements on the lot as "a two-story frame weather-boarded house, a two-story frame back building, a frame shop (and) a frame stable."

PREVIOUS APPROVAL

A Certificate of Appropriateness for the erection of a wooden picket or iron fence at the side yard was administratively approved in November 2015.

Brandon Stone, owner/contractor, gave a brief presentation and answered questions from the Board. He said that his intent is to renovate 63 West High Street from a two-story office into a combination Live-Work Unit: a first-floor office and second-floor apartment, restoring and preserving the character of this historic structure while repairing years of neglect. He said that the structure at 63 West High Street is over 100 years old, and that the structure at 65 West High Street was a three-story building housing a mason shop. He said that the restoration would require modifying/replacing the windows with colonial styled Andersen Series 400 window; replacing the siding with HardiePlank Lap Siding Beaded Smooth hung in the traditional style using Wrought Head Hot-Dip Galvanized nails; and installing a new rear entrance with an exterior rear wooden staircase. He is asking to view this renovation as a multi-step process that will include rehabilitating the rear of the structure to stabilize the building, and then address the front façade at a later date. He noted that the only original windows are the gable windows in the attic, and their style is six-over-six. He stated that the paint scheme will be a customary colonial white with black-trimmed windows.

Mr. Shaffer presented the *Proposed Findings of Fact*:

- The structure at 63-65 West High Street is a sensitive structure, as defined in Chapter 11 of the Borough Code of Ordinances, Historic Districts (Historic District Ordinance). A sensitive building is defined as any building that has been standing for at least 50 years at the time of application, even though it has been considerably modified and certain sites of later historic significance or buildings that the Board has determined to be exemplary of later architectural styles.
- The building is a contributing structure to the Gettysburg Battlefield National Register Historic District.
- The proposed work constitute a permanent change, making this proposal a critical project, which is defined in the Historic District Ordinance as "A project involving demolition of all or part of any building or change in configuration and rhythm of any building as a whole, or any alteration to a sensitive building."
- The windows proposed for replacement are not original to the building

Ms. Lingle made a **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness for the proposed plans depicted in the application dated February 3, 2016. The motion was seconded by Mr. McCabe. The motion carried 6-to-0.

Reports

A. Mr. Dellett presented the Administrative Approvals since the last meeting:

1. **COA-16-05 Georgia Bittle, 26 East High Street. Alteration.** In-kind replacement of porch materials at the rear of the building.
2. **COA-16-06 Kosh Enterprises, LLC, 224-228 Baltimore Street. Alteration.** Replace two light fixtures.

Mr. Dellett said he will continue to put any administrative approvals on the agenda to inform the Board, and that this will be a monthly occurrence.

B. Mr. Dellett provided the Board with information from Mindy Crawford, Preservation Pennsylvania, regarding the "Old House Fair 2016" which will be held on April 29-30, 2016 at the Match Factory in Bellefonte, PA. He said that the two-day event will discuss historic preservation with internationally renowned speaker, Donovan Rypkema, and other topics including historic architectural styles, period landscaping and building management. He said that the State Heritage Conference will be held on June 6-8, 2016

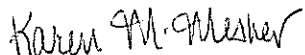
in Lewisburg, PA. He stated that Ms. Crawford is putting together a HARB training on windows as part of the Centralized Local Government (CLG) grant.

Other Business

- A. Mr. Dellett discussed the 2016 Historic Preservation Awards. He said staff prepared an excel spreadsheet of all of the submitted applications and were listed in order by street. He would like to submit applicants to Council in April for their official presentation of award recipients in May. The Board to reviewed, discussed, and narrowed down the list of applicants in preparation for March's board meeting.
- B. Mr. Dellett discussed the window survey form. He provided materials from Ms. Gustafson ("Window Know-How: A Guide to Going Green"), and from the Commonwealth of Pennsylvania Bureau of Historic Preservation regarding window replacement for the Board to review.
- C. Mr. Shaffer discussed the proposed satellite dishes and their regulation in the Historic District. He noted that their random placement is detrimental to the look of historic streets, and that the Board needs to advocate for their regulation. Mr. Dellett suggested photo documenting egregious use of satellite dishes in the Historic District.

With no other business before the Board, the Board adjourned the meeting at 8:45 PM.

Respectfully submitted,



Karen M. Mesher
Borough Management Assistant