

**August 20, 2014**  
**Historic Architectural Review Board Minutes**  
**Borough of Gettysburg**

Chair Gary Shaffer called the Historic Architectural Review Board meeting to order at 7:00 PM on Wednesday, August 20, 2014. The meeting was held at the Borough Municipal Building, 59 East High Street. A quorum was present. Those in attendance were: Board members Joan Hodges, Peggy Gustafson, Colleen Lingle, Philip Goble and Aubrey Burkholder, Borough Code Enforcement Officer; Scott Dellett, Borough Planning Director, and Karen Mesher, Borough Management Assistant. Board member Jim McCabe was absent. Also in attendance were: Rod Simpson of Glen E. Simpson & Son, Inc., representing 218 York Street; Rod Adams of Knoxlyn Masonry, representing 26/28 Carlisle Street; Rebecca and Ruth Brown, representing 785 Baltimore Street; Jair Barr of 112 York Street, representing 105 East Middle Street; Richard Cramer of RC Sales and Marketing Consultants, representing Aeratis International; and Erin Hammerstedt, representing Preservation Pennsylvania.

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 decisions concerning the issuance of Certificates of Appropriateness. Borough Council will next meet on Monday, September 8, 2014 at 7 PM.

**Review of Agenda and Minutes**

There were no revisions to the August 20<sup>th</sup> meeting agenda, but Mr. Shaffer stated that he would have to recuse himself from items D and E, because he has a fiduciary relationship with those projects. The motion was made by Mr. Goble and seconded by Ms. Lingle to approve the July 7, 2014 Special Meeting Minutes. The motion passed, 6-to-0. There was one correction to the July 16, 2014 Meeting Minutes. Chair Gary Shaffer noted that on page 2 of 5 in the second paragraph, "used" should be "uses". The correction to the minutes was made, and Ms. Lingle made the motion, seconded by Ms. Hodges to approve the minutes as submitted and amended. The motion passed, 6-to-0.

**Public Comment for Items Not on the Agenda**

There were no public comments for items not on the meeting agenda.

**New Applications for Certificates of Appropriateness**

**A. Frank Mrocza, 218 York Street. Alteration. Replace front entry door.**

Mr. Dellett presented the background information on the application as depicted in his Board Memorandum dated August 20, 2014:

**DESCRIPTION**

The applicant requests a Certificate of Appropriateness to replace the front door.

## **BUILDING HISTORY**

The 2-story residential structure first appeared on the 1907 Sanborn Fire Insurance Map, although a structure appears on the property on the 1872 Borough Map. The Borough's 1903 Directory lists Issac Deardorff as a resident at 218 York Street.

### **GETTYSBURG DESIGN GUIDE**

The following provides guidelines for doors:

Doors are among the most prominent features of buildings in the Borough. Historic doors often use size and detailing to draw attention to the entrance. Significant parts of doors include their materials and shape, panel and pane arrangement, moldings, hoods, fanlights and sidelights. Doors receive consistently hard use, but they are so thoroughly integrated into the structure of the house that to complete replacement is rarely advisable. Repair and weatherization are often more practical and economical than most property owners realize.

Doors are significant and should be retained if they:

- Are original;
- Reflect the original design intent for the building;
- Reflect period or regional styles or building practices;
- Reflect changes to the building from major events; and
- Are examples of exceptional craftsmanship or design.

Mr. Simpson described the door as a six-panel, fiber smooth, insulated door without a storm door. Ms. Hodges asked for the reasoning behind replacing the door, and if the door was original. Mr. Simpson replied that the door is not original, and that it is in bad shape. Ms. Gustafson asked if anything would be done to the side door. Mr. Simpson replied not at this time. Mr. Shaffer asked if the door installation would change the exterior of the building. Mr. Simpson stated that the door would be sized to fit.

Mr. Shaffer presented the Findings of Fact:

- The structure at 218 York Street is a sensitive building, as defined in Chapter 11 of the Borough Code of Ordinances, Historic Districts (Historic District Ordinance). A sensitive building is defined as a 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 proposed work is a permanent change, making this proposal a critical project, which is defined in the Historic Districts 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 building is a contributing structure to the Gettysburg Battlefield National Register Historic District.
- Both the door and the storm door are not originals.

Ms. Gustafson made a motion that the Board recommend to Borough Council to issue a Certificate of Appropriateness for the property at 218 York Street for the proposed plans submitted in the July 15, 2014 application. The motion was seconded by Ms. Hodges. The motion carried 6-to-0.

**B. George Flook, 26/28 Carlisle Street. Alteration. Replace existing cement stone with Umbria Fieldledge Stone (El Dorado Product).**

Mr. Dellett presented the background information on the application as depicted in his Board Memorandum dated August 20, 2014:

**DESCRIPTION**

The applicant requests a Certificate of Appropriateness to cover existing Cement Stone with Umbria Fieldledge Stone (El Dorado Product).

**BUILDING HISTORY**

The 2½-story building appeared in the first Sanborn Fire Insurance Maps in 1886. Although there have been building additions and demolitions to the rear of the property as depicted in subsequent editions of the Sanborn Fire Insurance Maps, the footprint of the front of the building appears to remain intact. The 1903 Borough Directory lists a doctor's office and residence at 26 Carlisle Street and a grocery store and residence at 28 Carlisle Street.

**SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES**

The following are recommended for storefronts:

- Identifying, retaining, and preserving storefronts from the restoration period—and their functional and decorative features—such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.
- Protecting and maintaining masonry, wood, and architectural metals which comprise restoration period storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
- Evaluating the existing condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

The following is not recommended for storefronts:

- Altering storefronts—and their features—from the restoration period.
- Failing to properly document storefront features from the restoration period which may result in their loss.
- Applying paint or other coatings to storefront features or removing them if such treatments cannot be documented to the restoration period.
- Changing the type or color of protective surface coatings on storefront features unless the work can be substantiated by historical documentation.
- Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.
- Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or vandalism.
- Stripping storefronts of historic material from the restoration period such as wood, cast iron, terra cotta, Carrera glass, and brick.
- Failing to undertake adequate measures to assure the protection of storefront materials from the restoration period.

#### **GETTYSBURG DESIGN GUIDE**

The *Gettysburg Design Guide* provides guidelines for storefronts:

Alterations to the facades must be carefully considered to ensure that the special character of the building is maintained.

The storefront – the bottom of a commercial building – is often the most significant feature of a commercial building. For this reason, it should be carefully maintained and, for the same reason, has historically been a target for alterations. Because storefronts are highly visible, sensitive design and rehabilitation can help draw customers into a business environment. Such rehab is also a clear sign that downtown is an active place, and this, too, will encourage consumers to shop downtown.

The storefront is the most common form for the combination of entrance and display elements in buildings. Its primary characteristic is its open quality; a storefront typically has more glass than solid materials. Historic storefronts may be constructed of metal, wood, masonry or pigmented structural glass. Later alterations may have added plastic, imitation brick or stone, wood products or glass to the storefront.

The following are guidelines for rehabilitating existing storefronts:

- Maintain the commercial character of the storefront. Avoid adding elements that appear residential in character.
- Maintain the open character of the storefront – that is achieved by using comparatively large amounts of glass. If a smaller window area is desired for a new use, retain the historic windows and install blinds, shutters or curtains. Don't add solid materials to display window openings.

- Use materials that were used historically. Because of the high visibility of storefronts, vinyl and aluminum siding, artificial masonry and mirrored or tinted glass are not appropriate.
- Historically, storefronts were set into the façade – not applied to it. This character should be maintained.
- Maintain the location of the historic storefront entrance. If the entrance was always at the center of the building, avoid moving it to the side.

Below are the options for repairing and rehabilitating storefronts:

- First Choice: If moderate deterioration has occurred, repair damage portions in place and replace deteriorated parts with matching material.
- Second Choice: If a major portion of the storefront has deteriorated to a point beyond repair, salvage individual elements. Reproduce the historic storefront using the salvaged elements and new elements of the same material modeled on those salvaged.
- Third Choice: If the storefront is deteriorated beyond repair and elements cannot be salvaged and/or an accurate restoration of the same materials is not possible, undertake a simplified approach that conveys the same visual elements as the original. Key elements to duplicate include the overall composition, size, location and spacing of elements, and the character of openness achieved from the amount of window glass. Substitute materials that convey the same visual characteristics as the original material may be considered.
- Fourth Choice: If no evidence of the historic storefront remains, undertake a contemporary design that retains the commercial character of the building and is coordinated with the spacing of elements in the wall above. Elaborate recreations should not be undertaken without accurate documentation.

Mr. Adams stated that the front of the Flying Bull is pressed concrete (faux stone). He wants to replace it with El Dorado Stone at the sill area and below the sill. Mr. Shaffer asked if the existing stone will be removed, and Ms. Gustafson asked if the existing stone was removed, would it be removed to the lathe. Mr. Adams stated that he would be willing to remove the stone.

Mr. Shaffer presented the Findings of Fact:

- The structure at 26-28 Carlisle Street is a sensitive building, as defined in Chapter 11 of the Borough Code of Ordinances, Historic Districts (Historic District Ordinance). A sensitive building is defined as a 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 proposed work is a permanent change, making this proposal a critical project, which is defined in the Historic Districts 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 building is a contributing structure to the Gettysburg Battlefield National Register Historic District.
- The modifications are to the store front which was previously modified.

Ms. Hodges made a motion, seconded by Mr. Burkolder that the Board recommend to Borough Council to issue a Certificate of Appropriateness for the property at 26/28 Carlisle Street as presented in the application dated July 27, 2014. The motion passed 6-to-0.

**C. Judy Ketterman, 240 York Street. Alteration. Replace Balcony decking.**

This applicant did not appear at the meeting and the property was not represented.

Ms. Lingle made a motion, seconded by Ms. Hodges to table the application for the property at 240 York Street until the September 17, 2014 meeting. The motion carried 6-to-0.

*Mr. Shaffer recused himself as Chair at this time, because he has a fiduciary relationship with the following applicant. Ms. Gustafson assumed the role as Chair.*

**D. Rebecca Brown, 785 Baltimore Street. Alteration. Construct a ramp from the public sidewalk along Baltimore Street to the southern end of the existing porch; modify the porch on the southwest corner of the building.**

Mr. Dellett presented the background information on the application as depicted in his Board Memorandum dated August 19, 2014:

**DESCRIPTION**

The applicant requests a Certificate of Appropriateness for the following:

- Construct a ramp from the public sidewalk along Baltimore Street to the southern end of the existing front porch; and
- Modify the existing porch on the southwest corner of the building, as follows:
  - Remove existing door and steps;
  - Relocate door farther to the west, removing an existing window; and
  - Infill the former door opening and repair and replace siding to cover new infill and altered construction.

**BUILDING HISTORY**

The Italianate style came into the Borough just before the Civil War, the turning point in Gettysburg's history. Not only did the Battle of Gettysburg make the community known to the world, it altered the local economy. Though the town continued its manufacturing, especially furniture, tourism provided its greatest source of economic expansion. The Borough had a growing middle class and increased wealth. Larger homes, churches and commercial buildings emerged and several new

neighborhoods developed. Italianate had a flexibility that continued to serve the Borough's changing fortunes.

The building at 785 Baltimore Street demonstrates a variation of the Italianate style popularly known as the French Second Empire style, which was embraced throughout the United States. These buildings had Italianate features plus a mansard roof, which provided an additional story under a steeply sloped roof, thereby diminishing visually the massiveness of the building. The building was constructed in 1869. The Historic Resource Survey form prepared in 1989 is included with this memorandum.

#### **SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES**

The following are recommendations for accessibility considerations:

- Identifying the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.
- Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.
- Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.
- Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features:
- Designing new or additional means of access that are compatible with the historic building and its setting.

The following are not recommended, according to the Secretary of the Interior's guidelines:

- Undertaking code-required alterations before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.
- Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.
- Making changes to buildings without first seeking expert advice from access specialists and historic preservationists, to determine solutions.
- Making access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.
- Designing new or additional means of access without considering the impact on the historic building and its setting.

## **GETTYSBURG DESIGN GUIDE**

The *Gettysburg Design Guide* provides guidelines for accessibility:

Historically, buildings and landscapes were not designed to be readily accessible for people with disabilities. With the passage of the Americans with Disabilities Act, access to properties open to the public is a civil right. The goal is to provide barrier-free access that promotes independence for disabled persons to the highest degree practicable while preserving significant features of the historic resource. Building accessibility for individuals with disabilities can be achieved without compromise to historic materials or to character-defining elements of historic buildings and sites. Each case is individual, but the guidelines below should be followed:

- Seek to provide barrier free access that promotes independence for disabled persons to the highest degree practicable while preserving historic features.
- The design of new ramps should be compatible with the original structure and the overall site.
- Compatibility can be achieved through appropriate location. Ramps and elevators should be located on rear or secondary walls.
- Increase the compatibility of new ramps by constructing them of materials equal to or similar to the materials of adjacent stairs and walks.
- Consider providing barrier-free access through removable or portable ramps, if installing permanent ramps would damage distinctive historic features.
- Utilize landscaping elements to shield ramps and elevators.

Below is the process of implementing accessibility modifications:

- Review the historical significance of the property and identify character-defining features. Alteration of these features should be avoided when making changes or additions for accessibility.
- Assess the existing and required levels of accessibility. Identify all barriers in the structure and on the site. Review all local codes, State and Federal laws.
- Evaluate accessibility options within a preservation context. The goal is to provide a high level of accessibility with minimal impact on the historic property.

Ms. Brown stated that she was adding an ADA ramp and relocating the door to accommodate the ramp. She plans on covering the existing door with siding. She also stated that the ramp style will match the porch.

Mr. Dellett asked if the ramp encroached into the public sidewalk and asked if she could verify that. Ms. Brown replied no, and that it would not encroach onto the public right-of-way, but she did not



have the property surveyed. Mr. Shaffer stated that the ramp would come out very close to level with minimum slope.

Ms. Gustafson presented the Findings of Fact:

- The building at 785 Baltimore Street is a sensitive building, 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."

Mr. Goble made a motion that the Board recommend to Borough Council to issue a Certificate of Appropriateness for the property at 785 Baltimore Street for the proposed plans submitted in the August 7, 2014 application. The motion was seconded by Ms. Lingle. The motion carried 5-to-0 with one abstention.

- E. Jair Barr, 105 East Middle Street. Demolition and Alteration. Demolish accessory structure; replace flat roof with rubber material and ½-inch insulation board; replace gutters and spouting facing East Middle Street; repair and replace slate roof and dormers.**

Mr. Dellett presented the background information on the application as depicted in his Board Memorandum dated July 11, 2014:

#### **DESCRIPTION**

The applicant requests a Certificate of Appropriateness for the following work:

- Demolition of an accessory structure next to the alley;
- Replace the flat roof with rubber material and an ½-inch insulation board (EPPM);
- Repair and replace gutters and spouting facing East Middle Street; and
- Repair and replace slate roof and dormers.

#### **BUILDING HISTORY**

The Italianate style came into the Borough just before the Civil War, the turning point in Gettysburg's history. Not only did the Battle of Gettysburg make the community known to the world, it altered the local economy. Though the town continued its manufacturing, especially furniture, tourism provided its greatest source of economic expansion. The Borough had a growing middle class and increased wealth. Larger homes, churches and commercial buildings emerged and several new

neighborhoods developed. Italianate had a flexibility that continued to serve the Borough's changing fortunes.

The house at 105 East Middle Street demonstrates a variation of the Italianate style popularly known as the French Second Empire style, which was embraced throughout the United States. These buildings had Italianate features plus a mansard roof, which provided an additional story under a steeply sloped roof, thereby diminishing visually the massiveness of the building. The building was constructed in 1870.

A review of the Borough's Sanborn Fire Insurance Maps indicates the accessory structure proposed for demolition was not the same configuration and is likely a non-contributing structure.

#### **SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES**

The following are recommendations for the rehabilitation and restoration of roofs:

- Identifying, retaining, and preserving roofs and roof features from the restoration period. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as size, color, and patterning.
- *Protecting and maintaining* a restoration period roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.
- Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.
- Protecting a leaking roof with plywood and building paper until it can be properly repaired.
- Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to roofs and roof features will be necessary.
- *Repairing* a roof from the restoration period by reinforcing the materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material — of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles. The new work should be unobtrusively dated to guide future research and treatment.
- Replacing in kind an entire feature of the roof that is too deteriorated to repair—if the overall form and detailing are still evident — using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The following is not recommended:

- Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
- Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.
- Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.
- Applying paint or other coatings to roofing material which has been historically uncoated.
- Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.
- Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.
- Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials — masonry, wood, plaster, paint and structural members — occurs.

#### **GETTYSBURG DESIGN GUIDE**

The following discusses outbuildings, which includes garages:

- Outbuildings that remain in the Borough contribute to the understanding of the Borough's history and character. Many outbuildings reflect the style of the main building on the property. Well into the first half of the 20<sup>th</sup> Century, many garages were built with detailing to match the residence. Siding, brackets, ornament, rooftop structures or even the overall shape of the structure, were duplicated to strengthen the relationship between the main building and secondary building.
- Outbuildings that date to the construction of the original property reflect an important part of the overall design concept for the property and should be retained. As some properties evolved over time, outbuildings were constructed to accommodate new uses. This practice illustrates the evolution of the property and such structure may also be significant.

Outbuildings are significant if:

- The outbuilding dates to the original construction of the property.
- The outbuilding was constructed after the main building on the site, but was erected to house a function important to the use of the overall property, or if it illustrates an event or personage important to the overall property.
- The outbuilding is a good example of a style of architecture or method of construction, or if it incorporates distinctive characteristics of form, style or detailing.

- The outbuilding possesses a strong relationship in form, style, detailing, use or association with other structures or uses of the site.
- Because outbuildings are often important components of the overall property, removing them from the site should be avoided. Property owners should consider the relationship between the outbuildings and other buildings and site elements, the view that will result in the removal of the building and the overall condition of the building. If the outbuilding is a significant part of the property, demolition should only be considered if at least half of the structure is beyond repair.

The following are the guidelines for replacement roof materials:

- If the roof is weather tight, do not replace materials.
- Before replacing a roof, identify the historic material, configuration, detailing and installation.
- Fix any structural problems before re-roofing. Ensure that gutters, downspouts and flashing operate properly.
- If replacing an entire roof, replace with the same type of material. For example, don't replace shingles with sheet metal roofing.
- Attempt to duplicate the variety of colors, textures and patterns of the original roof.
- Avoid roofing over an existing roof.
- Reuse such intact roofing material as slate and tile when only the substrate requires replacement.

The following are options for roofing, according to the *Design Guide*:

- First Choice: Clean and maintain gutters, downspouts and flashing. Reattach loose shingles. Ensure that nails and other fasteners are secure and without corrosion. Fill small cracks in sheet metal with caulk or sealant – a temporary repair.
- Second Choice: If less than 20 percent of the slate or wood shingles on one slope are damaged, replace the damaged or missing shingles with new shingles that match the original in material, size, shape, color and other visual characteristics.
- Third Choice: Replace damaged or missing roofing material with new material that matches the original on the prominent portions of the roof. Replace with a compatible substitute material in less prominent areas. If the roofing substrate will be replaced, be sure to re-use original undamaged material when re-roofing.
- Fourth Choice: If new shingles in the original material cannot be obtained, replace missing shingles with new shingles in a substitute material that conveys the same visual appearance as the original shingles. If the original shingles were varied in color, attempt to reproduce this historic color variety. If the original type of sheet metal cannot be obtained, replace the original with new sheet metal that conveys the same visual characteristics as the original.

The demolition of the rear structure and the alteration to the main structure were treated as two entities. The rear structure was addressed first.

Mr. Dellett said that the Robert Armor House built in 1895 had accessory structures to the back, but the present structure is not contributing. He had also received a letter from Mr. Barr's neighbor, Theodore H. Streeter, who lives at 111 E. Middle Street. Mr. Streeter endorses Mr. Barr's application to demolish the corrugated steel garage at the rear of his property because the structure is "an

eyesore and about ready to collapse on its own.” He further stated that removing the structure would eliminate “the blind spot that we now experience exiting our driveway.”

Mr. Barr described his project as multi-faceted: demolish the accessory structure next to the alley; replace the flat roof; repair and replace the gutter and the spouting; and repair and replace the slate roof.

Mr. Goble stated that Mr. Armor would like to share pictures of the building, because that is where he grew up as a child. He supports tearing down the rear structure.

Mr. Burkholder stated that Mr. Barr could disregard the code violation notices to the previous owner regarding the roof deterioration of the property since he is repairing them.

Ms. Gustafson asked Mr. Barr is he was just demolishing the small garage. He replied yes.

Ms. Gustafson presented the Findings of Fact:

- The structure at 105 East 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 outbuilding 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.”

Mr. Goble made the motion, seconded by Ms. Hodges that the Board recommend to Borough Council to issue a Certificate of Appropriateness for the property at 105 East Middle Street for the demolition of an accessory rear structure and to replace a flat roof. The motion carried 5-to-0 with one abstention.

The alteration to the main structure, replacing the slate roof and gutters, was addressed.

Mr. Shaffer, representing Mr. Barr, described the deterioration of the roof. He stated that two heavy rainstorms had brought down the second floor ceiling. The flashing on the eight dormers is gone, so there is deterioration of the sheathing. All of the sheathing must be replaced. Five out of the eight dormers are leaking into the structure. The slate roof had heavy hail damage. Repairs to the roof would involve: 3M tape on the roof, coat roof with roof tape, and then repaint the roof every five years.

Mr. Barr stated that he would like to remove the slate roof, wrap house with plywood, and replace it with asphalt shingles that resemble slate. He stated that accessibility to the roof is the biggest deterrent to repairing the roof, citing overhead power lines and limited space between neighboring buildings. He also stated that the gutters would be copper.

Ms. Gustafson asked how they will install an asphalt roof, and would they face the same construction obstacles as installing a slate roof.

Mr. Goble was in a quandary about the maintenance of the original material. Mr. Shaffer explained that this is an example of an empire mansard roof house, and passed out pictures to the Board of similar styles in town for review. Some of the pictures depicted properties that allowed slate roofs to transition to asphalt roofs. He stated that one must place the entire job in perspective; and in light of the significant deterioration, would the acceptance of an asphalt roof be a possibility. The slate is deteriorating, and Pennsylvania slate does not last as long as English slate.

Mr. Goble stated that the Secretary of the Interior Guidelines are clear. If the roof can be fixed, then it must be fixed, with cost not being a consideration. Mr. Barr replied that safety and accessibility was his concern. Ms. Gustafson asked if his intent was to not repair the slate roof, but replace it. Mr. Goble stated that he understood the technical and economic feasibility of using asphalt shingles (cheaper) vs. slate shingles (expensive).

Mr. Goble directed the Board to review page two of Mr. Dellett's Memo regarding the Secretary of the Interior Guidelines for the Treatment of Historic Properties dealing with the rehabilitation and restoration of roofs:

*"Repairing a roof from the restoration period by reinforcing the materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slate tiles, or wood shingles. The new work should be unobtrusively dated to guide future research and treatment."*

Mr. Goble stated that the dormers could be made watertight. Mr. Barr replied that he would like to get the roof construction going.

Ms. Lingle asked if scallop work could be done using asphalt shingles. Mr. Barr replied that he could do scallop work in both front dormers. Mr. Shaffer added that the labor to install a slate roof is higher because "common material" is not being used. He restated that the building has an extremely deteriorated roof.

Mr. Goble stated that he would like to frame the recommendation to prevent a precedent permitting work that would deviate from the guidelines. Mr. Barr asked if the Board votes on the color of the roof, and it was explained that the Board does not regulate color. He also reiterated his plan to: remove existing slate, repair the damaged wood, wrap the structure, and install asphalt shingles that resemble slate. He acknowledged that he would need to find scalloped shingles in the same color that resemble slate.

Mr. Goble made the motion, seconded by Ms. Lingle to recommend to Borough Council to issue a Certificate of Appropriateness for the property at 105 East Middle Street for the proposed plans in conjunction with the Secretary of the Interior's Guidelines according to the section outlining the economic feasibility that a substitute material be used, to replace the slate roof with asphalt shingles that replicate slate with scallop and plain shingles. The motion carried 5-to-0 with one abstention.

Mr. Shaffer suggested demolishing the rear shed as an unsafe structure. It is a non-contributing structure that is in poor condition, and is structurally unsafe. Mr. Dellelt stated that the demolition permit could be reviewed administratively.

*Mr. Shaffer resumed his role as Chair.*

#### **New Business**

**A. Richard Cramer of RC Sales & Marketing Consultants. Aeratis Presentation. Manufacturer Representative for Aeratis PVC Porch Flooring.**

Mr. Cramer represents an alternate PVC flooring product that is historically tongue and groove, and paintable with UV protection. He stated that this product is dimensionally stable and stands up to moisture and insects. He explained that the product can be attached to concrete, and does not require a lot of ventilation to keep the product dry. He is looking for an endorsement/approval so that he could send mailers to residents in the Borough's Historic District. He passed out product books and samples for the Board's review.

Ms. Gustafson asked how this product generates heat. Mr. Cramer replied that it gets hotter than unfinished wood, and that it depends on the product's color. Ms. Gustafson also asked about the conduction of static electricity. Mr. Cramer responded that static electricity was not an issue. He further stated that different products with plowed and smooth versions could be used. Ms. Gustafson asked about the product's dimensions. Mr. Cramer stated that the planks are 5 ½ inches wide. Ms. Hammerstedt, Field Representative from Preservation Pennsylvania, asked if the product could be cut and drilled. Mr. Cramer stated that it could. Ms. Gustafson asked if the product needed prepped to be painted. Mr. Cramer responded that it does not require priming and that there was no need to back paint it, and that Acrylic modified paint is used for porches. He further explained that the tongue-and-groove component of the product provides for water drainage, and that the planks are installed perpendicular to the house. Aeratis does make a 1 ¼ inch bead board that can be painted, but the paint can fade over time. Ms. Hammerstedt asked about the toxicity of material. Mr. Cramer stated that there is a Grade A/B fire rating of the product.

Mr. Cramer stated that the product can be found locally at 84 Lumber and at Lowe's. The Board thanked Mr. Cramer for his presentation.

**B. Erin Hammerstedt, Field Representative for Preservation Pennsylvania. CLG Grant for Central PA Circuit Rider – Pilot Program.**

Ms. Hammerstedt discussed the CLG Grant and Circuit Rider Pilot Program. The grant is for \$23,960 and will be used to provide "historic preservation assistance, outreach, education and planning in Gettysburg, Mercersburg and Bellefonte Boroughs. Gettysburg Borough is the applicant community for this pooled grant, and Preservation Pennsylvania will serve as a third-party administrator". She explained that her organization will be working closely with the three boroughs over the next year to provide technical assistance and assist tackling challenging issues. She will observe how the Historic Preservation Boards conduct their meetings, provide technical assistance for complex applications, provide training to Board members, facilitate working with other historic communities, update ordinances to match the intent of historic preservation, conduct feasibility studies for

projects, prepare educational/interpretive materials, and assist looking at local buildings to identify their architectural style.

Ms. Hammerstedt stated that she had observed that this Board is operating at a higher level. She would like the Board to define the program. Her goal is to meet with both the Board and Municipal officials to determine the scope of the project, then define a strategy for implementation. She explained that the Pennsylvania Historical and Museum Commission reports back to the Boroughs on how the money is to be administered. She hopes to plan a special meeting with all parties once the construction season slows down.

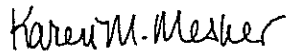
### **Reports**

Mr. Dellett said he had nothing to report.

### **Other Business**

With no other business before the Board, the Board adjourned the meeting at 9:45 PM.

Respectfully submitted,



Karen M. Mesher  
Borough Management Assistant