

**July 15, 2015**  
**Historic Architectural Review Board Minutes**  
**Borough of Gettysburg**

Chair Gary Shaffer called the Historic Architectural Review Board (HARB) meeting to order at 7:00 PM on Wednesday, July 15, 2015. The meeting was held in Council Chambers of the Borough Building, 59 East High Street. A quorum was present. Those in attendance were: Board members Peggy Gustafson, Joan Hodges, Philip Goble, Jim McCabe and Clem Malot; Wesley Winner, Borough Code Enforcement Officer; Scott Dellett, Borough Planning Director; and Karen Mesher, Borough Management Assistant. Also in attendance were: Eric Stauffer, representing 56-60 Breckenridge Street; Ioannis Litsikas of the Lincoln Diner, and Jack Powell of Jack N. Powell, PE, Inc. representing 32 Carlisle Street; Robert L. Brandt, representing 232 Chambersburg Street; Jolene Schildt of C. S. Davidson, representing 46-50 West Middle Street; David Lamberson of Gettysburg Construction Company, representing 39 South Street; and Ronald Sprankle, representing 333 Baltimore Street; and Jair Barr, representing 105 East Middle Street. Board Member Colleen Lingle was absent.

**Review of Agenda and Minutes**

There were no changes to the meeting agenda. Mr. Goble moved to approve the minutes of the June 17, 2015 meeting. Mr. McCabe seconded the motion. The **motion** passed, 6-to-0.

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 final decisions concerning the issuance of Certificates of Appropriateness. He asked that the applicants identify themselves for the record before speaking. Borough Council will next meet on Monday, August 10, 2015.

**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. COA-15-30 Eric Stauffer and Amanda Fulmer, 58-60 Breckenridge Street. Alteration. Replace five front exterior windows.**

Mr. Dellett presented the *Background Information* as depicted in the Board Memorandum dated July 12, 2015:

**BUILDING HISTORY**

Known as the Menchey-White-Taughenbaugh House, the Historic Survey and Elm Street Architectural Inventory are included with this memorandum.

Mr. Stauffer said that he would respond to Board questions. Ms. Hodges asked if he had planned to repair the aluminum siding and the clapboard siding, and if he had planned to repair the gutters. Mr. Stauffer replied that the dry rot siding on the right side would be replaced with wood. Mr. McCabe asked if the security fence would remain. Mr. Stauffer replied yes in order to prevent vandalism. Ms. Gustafson asked if the house would be a residential home or a rental property. Mr. Stauffer replied that it would be a rental property that would be restored to the historical significance of the period. Ms. Gustafson noted that the house was built in 1886, and that it had a lot of old moldings and window that are important to the façade. Mr. Stauffer said that the sills on the front windows were really rotten. Mr. Goble said that the wood windows could be rebuilt and suggested contacting an experienced contractor. He noted that vinyl windows are an easy fix and that the wood window could be rebuilt at one third of the cost of replacement. He also said that the wood siding could be replaced with wood to preserve what was original to the house. Mr. Malot said that the house has damage both inside and out, noting the damaged sill plate on the right and the damaged left roof.

Mr. Shaffer said that the application had some additional things that are replacement in kind with similar materials. He said that Mr. Stauffer can repair the roof as part of maintenance; but if you change the roof material, you must appear before the Board. Mr. Stauffer asked if there was structural damage to the house. Mr. Shaffer said yes, and that he has looked at the house with other people. He said that the Board reviews changes to the exterior, but inside changes require a building permit through the Borough. Mr. Goble asked if the house would be a single residence or a duplex. Mr. Stauffer said that there are four units now, but he plans to split the middle section with two units in the front and one unit in the back. Ms. Gustafson asked if the chain link fence would go across the front façade. Mr. Stauffer replied yes, and that a chain link fence would go across the back, along the side, and across the front from on the right. He noted that a chain link fence already exists across the front left of the house and does not belong to the property. Mr. Shaffer said he believed that a chain link fence in the front was not allowed in the Historic District. Ms. Gustafson asked if he would consider a wood fence. Mr. Stauffer replied yes.

Mr. Shaffer presented the Proposed Findings of Fact on the entire building:

- The building at 58-60 Breckenridge 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 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."

Ms. Gustafson made the **motion** the Board recommends that Borough Council issue a Certificate of Appropriateness for 58-60 Breckenridge Street to include: the chain link fence to the rear and to the west side of the building but to include an appropriate wood fence on the front facing Breckenridge Street; approve requested security cameras; and to deny the replacement of the five front exterior windows. The motion was seconded by Mr. Goble. The motion carried 6-to-0.

Mr. Shaffer said that Mr. Stauffer could repair and restore the rotting siding with like siding as routine maintenance. Mr. Dellett said that the applicant is allowed to have a six foot fence up to the building, and that he failed to demonstrate that the windows are beyond repair as described in the *Secretary of the Interior Guidelines*.

- B. COA-15-31 Ioannis Litsikas, et al/Lincoln Diner, 32 Carlisle Street. Alteration. Remove an existing front door and replace with stainless steel siding of the same finish as the existing finish; install a handicapped accessible ramp and stairs with a new ADA-compliant door in the façade; replace the solid red band with a blue-and- white design.**

Mr. Dellett presented the *Background Information* as depicted in the Board Memorandum dated July 14, 2015:

## **BUILDING HISTORY**

The original building, known as "The Varsity Diner," was built in the early 1950s under contract with the Paterson Vehicle Co. of Paterson, New Jersey, which produced the "Silk City Diner." Attached to this memorandum is a preliminary review sheet prepared by Dr. Walter L. Powell dated January 19, 1995.

Mr. Powell, the engineer for the applicant, gave a brief presentation. He said that the applicant wanted to use a polished railing for the handicapped ramp to match the structure. He said that he wanted to move the existing door on the front and bring it up to the middle window, and to cover the existing door to match the siding. He said that the flooring would be decked over, and that he intended to replace the red plastic band trim with blue and white ceramic tile.

Mr. McCabe said that he was not convinced that the exterior trim modification should be changed. Mr. Malot said that the extension must extend one foot beyond the ramp, perhaps extending the railing down at a right angle. Ms. Gustafson asked if he would compromise on the design instead of the use ceramic tile. Mr. Litsikas indicated that he wanted a stronger material for the band instead of using plastic. Mr. Powell said that six-

inch bands would be used, with all of the red tile remaining below the blue bands. Mr. Malot asked if the ramp project would project into the public right-of-way. Mr. Dellet said that it does, so a building code official will need to review the design of the ramp. Mr. Shaffer said that the Borough of Gettysburg has very specific regulations regarding handicapped ramps.

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

- The structure at 32 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.

Mr. Malot made the **motion** the Board recommends Borough Council issue a Certificate of Appropriateness for 32 Carlisle Street using the materials as presented in the application to approve the ramp design as long as it is code compliant, and that the railing ends return to the ground. The motion was seconded by Mr. Goble. The motion passed 6-to-0.

Mr. McCabe made the **motion** the Board recommends Borough Council issue a Certificate of Appropriateness for 32 Carlisle Street using the materials as presented in the application to use ceramic tile as a band of solid color with red or blue to encompass three sides of the building. The motion was seconded by Mr. Goble. The motion passed 6-to-0.

**C. COA-15-33 Robert L. Brandt, 232 Chambersburg Street. Alteration. Construct pergola at the rear of the property.**

Mr. Dellett presented the *Background Information* as depicted in the Board Memorandum dated July 15, 2015:

## BUILDING HISTORY

The two-story structure first appeared in the Borough's 1907 Sanborn Fire Insurance Maps.

Mr. Brandt gave a brief presentation. He proposed building a ten foot by twelve foot pergola. He said that it would be made of pressure-treated pine, and situated on the concrete patio behind the house. He said that the finished height of the wood pergola would be seven foot six inches, and would be hidden from public view by the existing garage and the new wood fence.

Ms. Gustafson said that the applicant's pictures captured the project. Ms. Hodges asked if the pergola would be as large as the concrete pad. Mr. Brandt said no, and that the pergola would be half the size of the concrete pad with a clear path to the back door of the house. Mr. Dellett said that the applicant will need to meet the zoning requirements for accessory buildings, and that he will need to apply for a Non-UCC building permit. He said that an accessory building would need to meet the requirements of a side yard.

Ms. Gustafson made the **motion** the Board recommends Borough Council issue a Certificate of Appropriateness for 232 Chambersburg Street using the materials and plans as presented in the application dated June 30, 2015. The motion was seconded by Mr. Goble. The motion passed 6-to-0.

- D. COA-15-34 Linda Davidson, 46-50 West Middle Street. Alteration. Replace four existing rotten wooden windows at the rear addition of 46 West Middle Street; replace the existing rotten wooden siding on 50 West Middle Street with vinyl board and batten-style siding; replace the existing rear entrance decking on 46 West Middle Street with trek lumber and black aluminum baluster.**

Mr. Dellett presented the *Background Information* as depicted in the Board Memorandum dated July 14, 2015:

According to research conducted by the Adams County Historical Society, the original two-story dwelling was built in 1834. During the mid-19<sup>th</sup> Century, the building was owned by Harvey D. Wattles. The house and lot belonging to Mr. Wattle's estate was sold to Dr. Diehl in 1880 for \$910.00, according to the September 23, 1880 edition of *The Gettysburg Complier*. According to the applicant, the structures were connected by a small addition in the late 1990s; at that time, the pressure-treated wood deck and stairs were added to the rear for access to the upper floors. The property was acquired by Linda Davidson in 2001 and the building serves as the Gettysburg offices for C.S. Davidson, Inc. and rental units.

Ms. Schildt, Building Manager for C. S. Davidson, Inc., said that she would respond to Board questions.

Mr. Goble asked if the applicant intended to replace the siding on the back, and if the street widows would be replaced. Ms. Schildt said yes, and that the siding would be replaced with vinyl board and batten vertical siding. Ms. Schildt said that the four windows on the lower half of the rear of the house were rotten and would be replaced. Ms. Hodges asked if the deck would be replaced. Ms. Schildt said that the intent was to make the rear entrance decking wider. She noted that the existing structure of the deck was fine, but wanted to replace the hand rails with trek lumber. Ms. Gustafson commented that this application was extremely well done.

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

- The structure at 46-50 West Middle 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 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 rear part of the building has a mixed degree of integrity, with the addition of the siding, deck and stairs. The rear of the building can be viewed from the alley; it cannot be seen from West Middle Street.

Mr. Goble made the **motion** the Board recommends Borough Council issue a Certificate of Appropriateness for 46-50 West Middle Street using the materials and plans as presented in the application dated July 1, 2015. The motion was seconded by Mr. McCabe. The motion passed 6-to-0.

- E. COA-15-35 Kathy and Garrett Gilbert, 39 South Street. Alteration. Remove the back porch deck and extend and close the first-floor level; replace the second floor deck; and extend the garage and replace the existing roof.**

Mr. Dellett presented the *Background Information* as depicted in the Board Memorandum dated May 15, 2015:

Property records indicate the two-story American Four Square structure was built in 1945 and appeared in the Borough's 1931-1947 Sanborn Fire Insurance maps.

Mr. Lamberson, contractor for the applicant, gave a brief presentation. He said that all of the work will be done to the back of the house and as an extension into the garage. He said that the sunroom extends the existing porch at ground level adding a deck adjacent to the sunroom. He noted that the porch above is replaced in-kind except for adding waterproofing to the floor above the sunroom. He said that the garage is to extend and attach to the existing garage using metal panels similar to the adjacent garage.

Ms. Hodges asked if he had planned to put something between the buildings to make it one. Ms. Gustafson noted that the two buildings would not be connected. Mr. Lamberson said that the garage is 85 to 90 feet from the house, and that the addition extends into the yard not connecting the garage. Mr. McCabe asked if the sunroom will look like one building. Mr. Lamberson said yes.

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

- The building at 39 South 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.”

Mr. Goble made the **motion** the Board recommends Borough Council issue a Certificate of Appropriateness for 39 South Street using the materials and plans as presented in the application dated June 30, 2015. The motion was seconded by Mr. Malot. The motion passed 6-to-0.

**F. COA-15-36 Ronald Sprankle, 333 Baltimore Street. Alteration. Install a full-view storm door.**

Mr. Dellett presented the *Background Information* as depicted in the Board Memorandum dated July 14, 2015:

At the time of the Civil War, 333 Baltimore Street was the private residence of the Jacob Benner family. At the time of the Gettysburg battle, the cellar, first and part of the second floors were standing.

The son of Jacob, Daniel Benner, had left the family home earlier in the war to join the 15th Illinois Volunteer Infantry. Coincidentally, Daniel was home in Gettysburg on sick leave when the town was overtaken by Confederate forces. Fearing that his son would be taken prisoner if discovered by the enemy, Jacob concealed Daniel in the back of a grocery wagon and drove him out the Baltimore Pike to safety, leaving the rest of the family to take refuge in the cellar during the battle.

A brass plaque to the left of the entry door can be seen today denoting that this structure is a "Civil War Building"; a fact authenticated by historian William Frassanito.

Additional living space was added to the house after the Civil War. The house has subsequently been remodeled, expanded both up and back, and had a new roofline added.

Mr. Sprankle said that he would respond to Board questions.

Ms. Gustafson asked if the molding would be rounded off as depicted in the picture, and if everything was not square, will the door have a center board. Mr. Sprankle said that he would install a door without any alterations. He stated that he does not want a center board, but wants a full new door. His contractor will make sure that the door is plumb. Mr. Goble noted that the contractor will do whatever is needed to make the door fit.

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

- The structure at 333 Baltimore 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.”

Ms. Gustafson asked what would be the color of the storm door. Mr. Sprankle responded that the proposed color is burgundy.

Mr. Goble made the **motion** the Board recommends Borough Council issue a Certificate of Appropriateness for 333 Baltimore Street using the materials and plans as presented in the application dated July 8, 2015. The motion was seconded by Ms. Hodges. The motion passed 6-to-0.

*Mr. Shaffer recused himself due to a fiduciary relationship with the next applicant, whereby Mr. Goble assumed the role as Chair.*

**G. COA-15-32 Jair Barr, 105 East Middle Street. Alteration and Demolition. Change the front porch design; demolish the rear block building.**

Mr. Dellett presented the *Background Information* as depicted in the Board Memorandum dated August 19, 2014:

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.

Mr. Barr gave a brief presentation. He said that he wanted to demolish the rear block building for parking and access. He said that he also wanted to change the design of the front porch. He stated that he wanted to disassemble the front porch to resemble the

front entrance as depicted on page 55 of the *Gettysburg Design Guide*, using turn posts to support the existing roof.

Mr. Malot asked what his intentions were for the lean-to on the back of the house. Mr. Barr said that the lean-to adds shelter to the back of the house, but he may remove it at a later date. Ms. Gustafson noted that the dental moldings on the roof appear to be the same. Mr. Barr said that he intended to replace all of the rotted wood with Aztec vinyl wood to match the framing of the windows. Mr. Shaffer noted that the Aztec would be painted to match the woodwork.

Mr. Goble presented the *Proposed 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 asked the age of the garage, noting that is cinder block. Mr. Barr replied that he did not know how old the garage was. Mr. Shaffer said that the second floor of the garage was added within the last thirty years.

Ms. Gustafson made the **motion** the Board recommends Borough Council issue a Certificate of Appropriateness for 105 East Middle Street using the materials and plans as presented in the application dated July 1, 2015, and noting that the woodwork on the front of the porch replicate wood and painted to match. The motion was seconded by Ms. Hodges. The motion passed 6-to-0.

*Mr. Shaffer resumed his role as Chair.*

## **Reports**

### **A. Administrative Approvals**

**COA-15-29 Janet McCoy, 17 Mummasburg Street. Alteration. In-kind replacement of part of a shingle roof.**

### **B. Planning Director**

Mr. Dellett said that there was no report.

## **Other Business**

Mr. Shaffer said that the HARB term of both Ms. Hodges and Mr. Shaffer ends with this meeting. He said that both had agreed to accept another five-year term pending approval by Council at their August meeting.

With no other business before the Board, the Board adjourned the meeting at 8:40 PM.

Respectfully submitted,

Karen M. Mesher  
Borough Management Assistant