



DRAFT

**November 16, 2016
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, November 16, 2016. The meeting was held at the Borough Municipal Building, 59 East High Street. A quorum was present. Those in attendance were: Board members Jim McCabe, Peggy Gustafson, Phil Goble, Colleen Lingle, and Joan Hodges; Clem Malot, Gettysburg Building Code Official; Becky LaBarre, Director of Planning and Historic Preservation, and Karen Mesher, Borough Management Assistant. Also in attendance were: Rosemary Meagher, and James Bricker representing 44 West High Street; Jay Mackie of McMaster Construction, representing 165 York Street; Jane and Tim English, representing 68 West High Street; Steve LaBarre, 613 Baltimore Street.

Mr. Shaffer welcomed Becky LaBarre, who is the new Director of Planning and Historic Preservation, and in her first week.

Review of Agenda and Minutes

There were no additions or corrections to the meeting agenda. Ms. Gustafson made the **motion** to approve the minutes of the October 19, 2016. Seconded by Ms. Lingle. Motion carried 6-to-0 with 1 abstention.

Public Comment for Items Not on the Agenda

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

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 explained that only the Board members that were present at that meeting can vote on those minutes. 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, December 12, 2016.

A. COA-16-59, 44 West High Street. Alteration. Repair the existing garage.

Mr. Malot gave background information, a brief building history, and presented the *Proposed Findings of Fact* from the Board Memorandum dated November 16, 2016:

DESCRIPTION

The applicant requests a Certificate of Appropriateness to perform the following repairs to the garage on the property. The contractor will be PA United General Contractors.

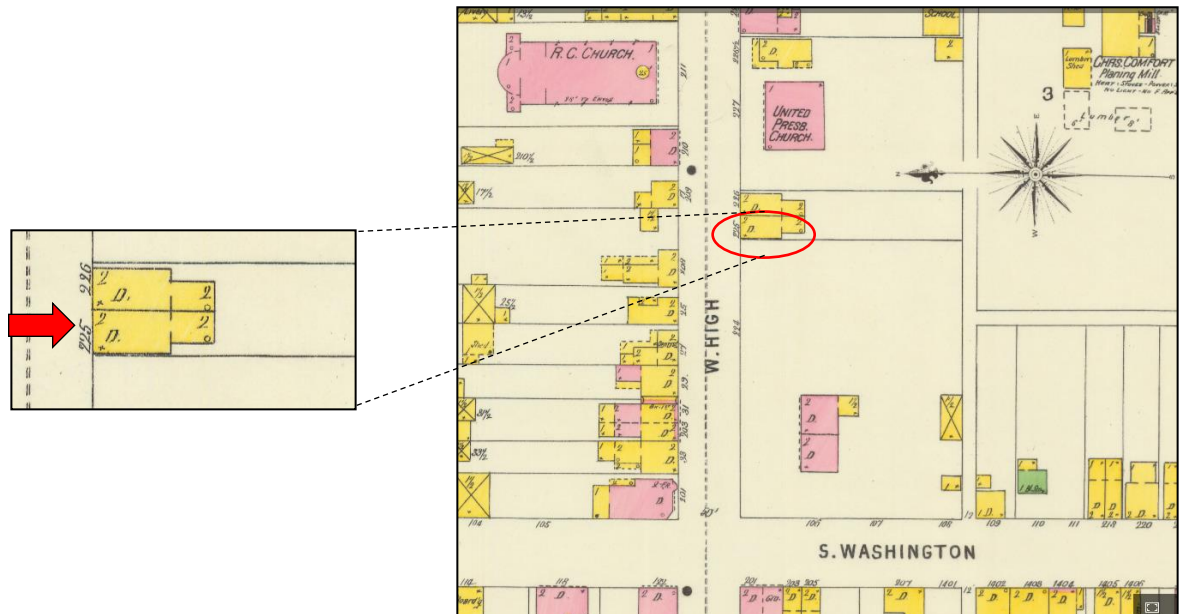
- Replace garage door.
- Since the back part of the garage has no footers, the applicant will excavate and pour footers.
- An 8" concrete block will be laid up to grade.
- The new foundation will be backfilled.
- A new 4" concrete slab will be poured and finished.
- New beams will be installed.
- The roof on the back part of the garage will be replaced.
- The exterior on the yard side will be finished in wood panels to match the existing exterior as closely as possible.
- One new window and one door will be installed on the yard side.

BUILDING HISTORY

This building is located within the Gettysburg Historic District.

The building first appears on the 1896 Sanborn Fire Insurance maps, which are the third in the series of six, as a two story wood frame dwelling. It remains in the same configuration in the remaining maps dated 1902, 1907, and 1912.

Included is a view of the property from the 1896 map:



PREVIOUS APPROVAL

No prior approvals for 44 West High Street.

PROPOSED FINDINGS OF FACT

- The structure at 44 West High 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 Minor Project, which is defined in the Historic Districts Ordinance as "A project that does not result in a change in appearance of a building, such as replacing deteriorated wood with identical wooden pieces."
- The building is a contributing structure to the Gettysburg Battlefield National Register Historic District.

Ms. Meagher and Mr. Bricker gave a brief presentation and answered Board questions. She stated that the house was built in 1895, and that she intended to repair the exterior garage by: replacing the garage door, excavate and pour footers, replace the roof on the back part of the garage, finish the exterior back shed on the yard side with wood panels, and install a new window. Mr. Bricker stated that PA United General Contractors would be their contractor, and that there will be a roll-up garage door identical to the original door, which currently does not function. Mr. Shaffer said that the building is viewable from the street.

Mr. Goble made a **motion** that the Board recommend to administratively approve the repairs to the rear garage at 44 West High Street as submitted in the proposed materials and plans depicted in the application dated November 3, 2016. The motion was seconded by Ms. Gustafson. The motion carried 7-to-0.

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

B. COA-16-70, 165 York Street, Twin Bridges Farm, LLC. – Li's Buffet. Alterations. Restore and repair the exterior walls at the front of the building, which were damaged by a vehicle collision.

Mr. Malot gave background information, a brief building history, and presented the *Proposed Findings of Fact* from the Board Memorandum dated November 16, 2016:

DESCRIPTION

The applicant requests a Certificate of Appropriateness to restore and repair the exterior walls at the front of the building, which were damaged by a vehicle collision. The contractor will be McMaster Construction.

The applicant will restore the exterior walls using the same materials and replicating the former appearance. The building will be reconstructed in accordance with

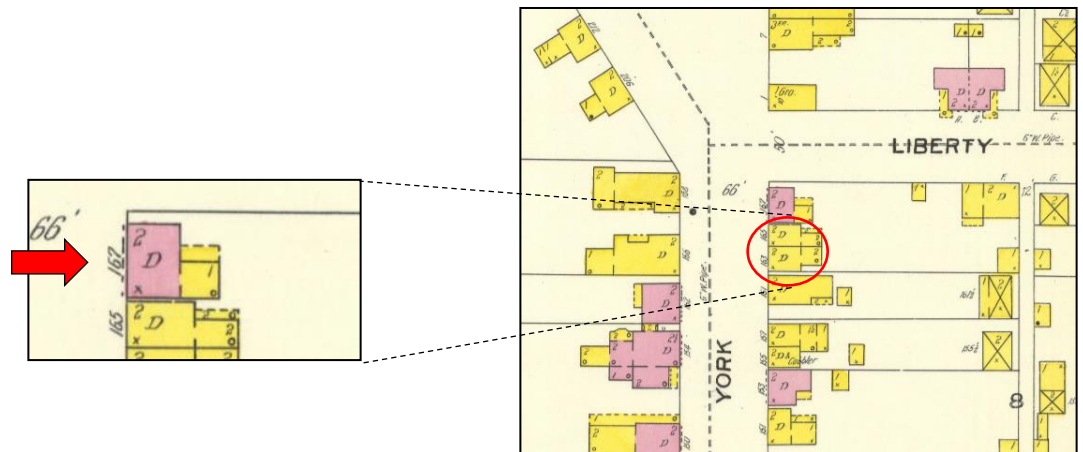
previously approved drawings and survey to replicate the appearance prior to structural damage and collapse.

New brick will be used and it will be the same brick as used to repair previous collisions. The applicant states that the new brick is the closest match to the existing brick.

BUILDING HISTORY

This building is located within the Gettysburg Historic District. The building does not appear on the first four series of Sanborn Fire Insurance maps from 1886 through 1902 since they do not cover that area of Gettysburg. The building first appears on the 1907 maps as a two story solid brick structure with a one story wood frame portion at the rear. It appears in the same configuration in the 1912 map.

Included is a view of the property from the 1907 map:



PREVIOUS APPROVAL

No prior approvals for 165 York Street.

PROPOSED FINDINGS OF FACT

- The structure at 165 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 Minor Project, which is defined in the Historic Districts Ordinance as "A project that does not result in a change in appearance of a building, such as replacing deteriorated wood with identical wooden pieces."
- The building is a contributing structure to the Gettysburg Battlefield National Register Historic District.

Mr. Mackie and Mr. Shaffer were prepared to answer Board questions, but there were no questions from the Board.

Mr. McCabe made a **motion** that the Board recommend to administratively approve the restoration and repairs to the exterior walls at the front of the building of Li's Buffet at 165 York Street, which were damaged by a vehicle collision, as submitted in the proposed materials and plans depicted in the application dated November 2, 2016. The motion was seconded by Ms. Lingle. The motion carried 6-to-0 with 1 abstention.

Mr. Shaffer resumed his role as Chair.

C. COA-16-74, 68 West High Street. Alteration. Install a pine split rail fence with posts 35-36 inches high.

Mr. Malot gave background information, a brief building history, and presented the *Proposed Findings of Fact* from the Board Memorandum dated November 16, 2016:

DESCRIPTION

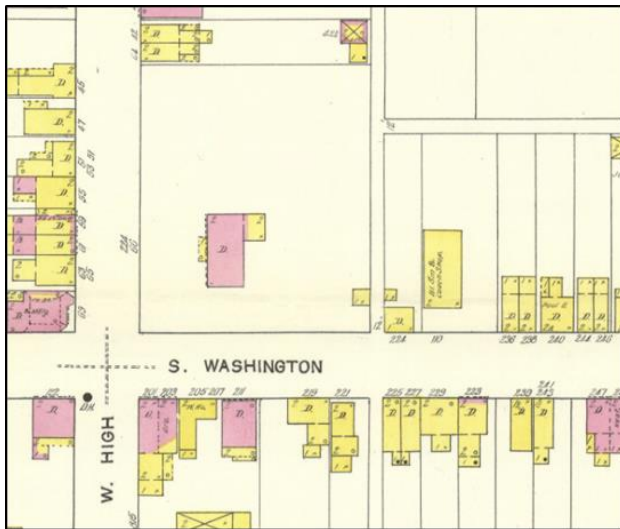
The applicant requests a Certificate of Appropriateness to install a split rail pine fence at the rear of the house. The contractor will be Wright Environmental & Land Services.

- The fence posts will be 35" to 36" high. The rails will be 30" high.
- The fence will have 7 sections with 2 rails each that are approximately 10 feet in length. The total length of the fence will be approximately 70 feet.
- The fence will be unpainted and unstained.

BUILDING HISTORY

This property is located within the Gettysburg Historic District. The structure appears on all of the six series of Sanborn Fire Insurance maps from 1886 to 1912 as a two story solid brick dwelling with small wood frame sections.

Included is a view of the property from the 1912 map:



PROPOSED FINDINGS OF FACT

- The structure at 68 West High 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 Minor Project, which is defined in the Historic Districts Ordinance as "A project that does not result in a change in appearance of a building, such as replacing deteriorated wood with identical wooden pieces."
- The building is a contributing structure to the Gettysburg Battlefield National Register Historic District.

Ms. English gave a brief presentation and answered Board questions. She said that the house was built in 1810.

Ms. Lingle made a **motion** that the Board recommend to administratively approve the installation of a split rail fence at 68 West High Street as submitted in the proposed materials and plans depicted in the application dated November 4, 2016. The motion was seconded by Mr. Goble. The motion carried 7-to-0.

(Note: The pine split rail fence with posts was constructed without a Certificate of Appropriateness (COA) as required by the Historic District Ordinance for properties located within the Historic District prior to their HARB application dated November 4, 2016, and their appearance before the Board. The Board retroactively approved their COA administratively.)

REPORTS

A. Administrative Approval – Clem Malot

- **COA-16-71, 242 Baltimore Street, Susan Savn-Wicklen.** Sign approved.
- **COA-16-72, 47 Steinwehr Avenue, Susan Savn-Wicklen.** Sign approved.
- **COA-16-73, 35 Chambersburg Street, Hock 8 BPZ LLC.** Refresh paint and clean copper trim.

B. Pending Administrative Approval

- No applications pending Administrative Approval

C. Report of Interim Director for Planning and Development – Clem Malot

Mr. Malot welcomed Mrs. LaBarre and asked her to introduce herself to the Board. She said that her goal with HARB is to assist both Borough residents and visitors in discovering the architectural treasures in the Borough of Gettysburg. She said that her future plans would include educational workshops for both HARB members and the public.

D. Report of Chair – Gary Shaffer

Mr. Shaffer discussed the upcoming review of satellite dishes in the Historic District, responsibilities and duties of the Planning Director relative to the HARB Board, future HARB trainings, and the new Borough website as a resource.

OTHER BUSINESS

There was no other business.

With no other business before the Board, the Board adjourned the meeting at 7:55 PM.

Respectfully submitted,

Karen M. Mesher
Borough Management Assistant