



July 18, 2018
Historic Architectural Review Board Minutes
Borough of Gettysburg
Approved August 15, 2018

Chair Gary Shaffer called the Historical Architectural Review Board meeting to order at 7:00 PM on Wednesday, July 18, 2018. The meeting was held at the Borough Municipal Building, 59 East High Street. A quorum of seven (5) members were present. Those in attendance were **Board members**: Peggy Gustafson, Phil Goble, Colleen Lingle, and Gettysburg Building Code Official Clem Malot of PA Municipal Code Alliance; Becky LaBarre, Director of Planning and Historic Preservation; and Karen Mesher, Planning Management Assistant; **Absent Board members**: Joan Hodges and Jim McCabe. **Others in Attendance**: Jim Fouts of the Memorial Church of the Prince of Peace Parish at 205 Baltimore Street.

Call the Meeting to Order

Mr. Shaffer introduced the Board members and explained the procedures that would be followed during the meeting. Mr. Shaffer noted that an overhead projector will be used by Mrs. LaBarre during the meeting to enhance the applicants' presentations. 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 a recommending body to Borough Council, which makes the final decision concerning the issuance of Certificates of Appropriateness. Borough Council will next meet on Monday, August 13, 2018.

Review of Agenda

There were no additions or corrections to the July 18, 2018 Business Meeting Agenda as presented.

Review of Minutes

Mr. Goble made the **motion** to approve the minutes from the June 20, 2018 Business Meeting as submitted. The motion was seconded by Ms. Lingle, and carried 5-to-0.

Public Comment for Items Not on the Agenda

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

Public Comment for Items on the Agenda

There were no public comments for items on the meeting agenda.

Old Business

A. COA-18-0016, 340 Baltimore Street – Future Stake, Inc.

CRITICAL PROJECT: Demolition of a sensitive building and foundation with grading and temporary stabilization of the site in preparation for new construction (separate application to follow).

HARB Minutes

July 18, 2018

Page 1 of 4

Mrs. LaBarre said that Borough Council considered at their July 8, 2018 Business Meeting the Board's recommendation "to postpone demolition for a period not to exceed nine months in order to give Future Stake, the owner of 340 Baltimore Street, time to consider alternatives to demolition in favor of restoration/rehabilitation". She said that Council decided to postpone demolition "for a period not to exceed **six months**" in order to give the applicant sufficient time to consider and prepare all options related to demolition, including economic hardship. Mr. Shaffer said that his firm, Shaffer Design Associates PC, would not be involved with the owner in the total demolition of the structure. Mrs. LaBarre said that if Council approves demolition, full photographic documentation of the structure as it currently stands would be required prior to demolition.

New Business: Applications for Review

A. COA-18-0058, 205 Baltimore Street – The Memorial Church of the Prince of Peace (Parish Office)

CRITICAL PROJECT: Remove deteriorated historic standing seam tin roof from sensitive building (parish office), replace with new Drexel Metals Historic-Look wide-spread standing seam metal panel roof system in gray colorway with matching snow guards, edgings, and flashings; cover over existing rolled tin roof at front porch with rubber membrane and same Drexel metal roof panel system.

Mrs. LaBarre gave background information and a brief building description of this critical project as noted in her July 18, 2018 Meeting Agenda. She noted that the building is a sensitive building and is a contributing structure in the National Historic District. She said that the Secretary of the Interior frowns on removing historic metal roofs unless they are deteriorated to the point rendering them not serviceable.

Mr. Fouts gave a brief presentation and answered Board questions. He said that the Church is looking to replace the existing parish house roof that is deteriorating beyond repair with a new silver grey metal seam roof that would be hand-tool crimped and include new snow guards. He said that the Church intends to replicate the same historic style that currently exists. He said that no structural damage is evident.

Mr. Shaffer presented the *Proposed Findings of Fact*. He said that the proposed project would be a permanent change to a sensitive building that is over 50 years old, and is located in the public view way in the Gettysburg Historic District; and is therefore is reviewable by this Board. He said that it is a contributing structure to the National Register of the Gettysburg Battlefield District, and that the proposed work is done in compliance with the *Secretary of the Interior's Guidelines*.

Ms. Gustafson made a **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness for the proposed replacement of a metal seam roof with either hand-seam or mechanical-seam construction at 205 Baltimore Street, the Memorial Church of the Prince of Peace Parish Office, as submitted in the application dated June 22, 2018. The motion was seconded by Ms. Lingle and carried 5-to-0.

Mrs. LaBarre said that the roof project would undergo commercial review from PMCA for renovations to a commercial building.

Reports

Mrs. LaBarre allowed the Board to review the administrative approvals made by the Department of Planning and Historic Preservation since HARB's last meeting on June 20, 2018, and answered related questions.

A. Administrative Approvals Since Last Meeting

- **COA-18-0054: 25 York Street – Song Wang & Yu Ying Lin**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Roofing over existing .045 mil rubber roof with new .060 mil Carlisle rubber roofing system at rear side of building, first floor.
- **COA-18-0055: 205 S. Stratton Street – Clarence L & Yvonne C. Andrew**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Removal of existing shingle roof system on sensitive building; install new GAF Timberline HD shingles in similar colorway with all necessary underlayments, drip edges, ice/water shields, flashings, etc.
- **COA-18-0057: 69 E. Middle Street – Gene P. & Linda G. Moose (Adams Abstract)**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Remove existing shingle roof systems on main building and detached garage ONLY (excludes porch roof); replace with new shingles in similar colorway and all necessary underlayments, drip edges, ice/water shields, flashings, etc.; install new spouting; replace deteriorated porch floorboards with material in-kind – no structural work.

BANNER: Erection of a 30sf (3' h x 10' l) banner on primary façade from 7/11-7/15/2018
"Welcome Gettysburg Bike Week 2018/ Enjoy Your Stay - Ride Safe/ Official Site:
www.gettysburgbikeweek.com"

Ten (10) Properties Total

- **COA-18-0061: 105 Steinwehr Avenue – Wade S. Leedy (Tommy's Pizza)**
- **COA-18-0062: 89 Steinwehr Avenue – Jacqueline D. White (Dobbin House)**
- **COA-18-0063: 571 Steinwehr Avenue – Gary W. Ozenbuagh (General Pickett's Buffet)**
- **COA-18-0064: 217 Steinwehr Avenue – William C. Williams (Gettysburg Eddie's)**
- **COA-18-0065: 44 Steinwehr Avenue – Gettysburg Connection LLP (O'Rourke's Family Eatery)**
- **COA-18-0066: 401 Baltimore Street – Loring H. & Jean J. Shultz (Farnsworth House)**
- **COA-18-0067: 2 Baltimore Street – Kadell, LLC (Blue & Gray Bar & Grill)**
- **COA-18-0068: 28 Carlisle Street – George Roosevelt & Charlotte L. Flook Trust (Flying Bull Saloon)**
- **COA-18-0069: 402 York Street – Giovanni & Giuseppa Cucuzza (La Bella Italia)**
- **COA-18-0070: 35 Chambersburg Street – TKPC, LLC (The Parrot)**

B. Report of Chair – Gary Shaffer, AIA

Mr. Shaffer encouraged the Board to aggressively complete their training hours prior to the end of the year. The Board discussed various training webinars from both the *Preservation Leadership Forum* and the *Traditional Building and Period Home* that would fulfill those training requirements.

C. Report of Staff – Becky LaBarre, Director of Planning and Historic Preservation

Mrs. LaBarre updated the Board on the proposed official draft of the ROR Residential Office Redevelopment zoning district. She said that the draft document is currently available for review on the Borough's website; and that the first public hearing that will be held on Monday, August 13, 2018 at 6 PM in Council Chambers prior to the Borough Council Business Meeting.

Other Business

There was no other business.

Public Comment

There was no public comment.

With no other business before the Board, the Mr. Goble made the **motion** to adjourn, and it was seconded by Mr. Malot. The motion passed 5-to-0. The meeting adjourned at 7:40 PM.

Respectfully submitted,

Karen M. Mesher
Borough Management Assistant