



November 28, 2018
Historic Architectural Review Board Minutes
Borough of Gettysburg
Approved December 19, 2018

Chair Gary Shaffer called the Historic Architectural Review Board meeting to order at 7:00 PM on Wednesday, November 28, 2018. The meeting was held at the Borough Municipal Building, 59 East High Street. A quorum of seven (7) members were present. Those in attendance were **Board members**: Joan Hodges, Jim McCabe, 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; **Others in Attendance**: Jim Biesecker, Director of Facilities Planning and Management for Gettysburg College, and Stuart Christenson, Architect for Noelker and Hull Associates, Inc., representing 157 Carlisle Street; Alam Barrera, Jose Barrera (Co-Owners), and Jason Haney (Vice-President) of Alam B. Roofing and Home Remodeling, LLC, representing 129 N. Stratton Street; Tyler Shaffer, Managing Director for SPG Capital, LLC, representing 251-253 Chambersburg Street; Doug and Morgan Miller, Property Owners, representing 43 E. Middle Street; Terri Lynn Hamrick, President and CEO and Brandy L. Beltz, Director of Operations for Survivors, Inc., and David Lamberson, Owner and CEO of Gettysburg Construction, all representing 196 S. Stratton Street; Michelle King, Owner and Manager of Gettysburg Getaway, representing 43 South Street; and Jim Hale, representing the *Gettysburg Times*.

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 not be used during tonight's meeting to enhance the presentations. He explained that only the Board members that were present at the previous meeting (10/17) 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, December 10, 2018.

Review of Agenda

There were no additions or corrections to the revised November 28, 2018 Business Meeting Agenda as presented which included the addition of 43 South Street in Part F under **New Business**, and the new information regarding the proposed demolition to 340 Baltimore Street in Part A under **Old Business**.

Review of Minutes

Mr. Goble made the **motion** to approve the minutes from the October 17, 2018 Business Meeting as submitted. The motion was seconded by Ms. Hodges, and carried 7-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).

Applicant submitted withdrawal of existing application on November 20, 2018. The project will be revisited and a new application submitted in early 2019.

Mr. Shaffer said that since the applicant withdrew prior to the end of the six-month demolition delay period set by Borough Council, HARB is through with consideration of the request and no further action is needed. Should a new application be submitted, the process would begin again.

New Business: Applications for Review

A. Pre-Application Consultation: 157 Carlisle Street (The Colonial) – Gettysburg College

Gettysburg College is preparing an application for alterations to a former mid-twentieth century motor lodge which now serves as student housing. Prior to formal submission, the College would like some guidance from HARB on what would be an appropriate treatment for enclosure of the carport to add more interior common space for the residents and to make the building look less like a motel. They have been advised by the Preservation Officer that the carport is a distinctive feature of this type of architectural form and that whatever treatment, configuration, or material is proposed should be compatible with the existing and respect its former use.

Mrs. LaBarre gave background information and a brief building description for this pre-application consultation for 157 Carlisle Street-The Colonial as noted in her November 28, 2018 Business Meeting Agenda. She said that the College is proposing to update this 20th-Century motel, an example of “Recent Past” architecture, which is currently used by Gettysburg College as student housing. She said that representatives from the College provided a working design to update the structure, and to receive feedback from the Board prior to submitting a formal application for Certificate of Appropriateness.

Mr. Biesecker from Gettysburg College and Mr. Christenson from Noelker and Hull provided the Board with a proposed architectural site plan and answered Board questions. Mr. Biesecker explained that the College plans to renovate the existing bathrooms, student rooms, and the existing façade in order to make student living space feel more residential. He said that the proposed drawing indicates the creation of an interior courtyard space by removing the asphalt that would reduce student parking at that building by half; but he noted that alternative parking is available on campus. Mr. Christenson said that the College intends to add a lounge/social space by enclosing the current drive-through car port underneath the second floor, and replace the open space with an access door and large matching windows. He said that the street-side laundry access will be moved to the interior of the building off of the courtyard, giving students private access. He said that creating “a more residential feeling” would include replacing the existing decorative wrought iron railing on the exterior balcony with a traditional white picket-style balustrade with traditional columns, and reinsert fixed shutters near all existing windows. Mr. Biesecker noted that the roof would eventually need to be replaced in a separate project. The Board asked questions and commented on the pre-application design. Mrs. LaBarre said that the presence of “Recent Past” architecture, buildings constructed in the mid-twentieth century, is dwindling and generally threatened nationwide. She would encourage a concept for the student lounge that would honor and respect the original design intent and use as a motor lodge while adapting the space to its new purpose. The Board inquired about the reduced parking, shutters, and possible retention of the existing railings, as well as project

materials to be used. Mrs. Gustafson commented on the need for privacy at the street level since the space will function as the students' living room. Mrs. LaBarre, on the other hand, proposed consideration of a more modern sheet-wall of glass around the lounge to read more void than solid and implement a creative adaptive reuse of space. Mr. Christenson said that the use of brick would honor the building, and make it compatible with the existing architecture. Mrs. LaBarre said that this proposal as presented is carefully prepared and respectful of the existing architecture. Mr. Biesecker said that the proposed project is slated for the summer 2019.

B. COA-18-0108: 129 N. Stratton Street – Lynn Barrett

CRITICAL PROJECT: Remove existing historic tin shingle roof on a sensitive building and replace with a standing seam metal panel roof system in "Hawaiian Blue" colorway with drip edge, fasteners, valley flashings, ventilation; remove existing shingle system on porch roof and replace with GAF Timberline HD architectural shingles in "Oyster Gray" colorway; re-paint two (2) previously coated chimneys with elastomeric brick paint.

Mrs. LaBarre gave background information and a brief building description of this critical project at 129 N. Stratton Street as noted in her November 29, 2018 Business Meeting agenda. She said that the proposed project would remove a historic tin roof on a sensitive building that is over 50 years old, and replace it with a standing seam metal panel roof in "Hawaiian Blue" colorway. She said that the existing porch roof would be replaced with GAF Timberline HD architectural shingles in "Oyster Gray" colorway; and that the previously painted chimneys would be re-coated in an elastomeric paint specifically for brick. She said that the existing roof is circa 1870s – 1880s, and noted that these style roofs have a limited life and are remediated often to the point where continued repairs are impossible. She said that the nature of the building is symmetrical, mid-19th-Century, and of moderate integrity.

Mr. Alam Barrera, Mr. Jose Barrera, and Mr. Jason Haney of Alam B. Roofing and Home Remodeling, LLC represented the property on behalf of the owner. They gave a brief presentation and answered Board questions. Mr. Haney described the condition of the existing tin roof, and noted that the property owner did not indicate a strong preference for the roof colorway. He said that she found evidence to believe that the original color was red, but the proposed color preference would be "Hawaiian Blue". He said that the current roof is leaking, and badly needs to be repaired. Mr. Shaffer noted that the Board's focus was mainly on the proposed removal of historic tin roof shingles, but that the roof color is under HARB's review authority when roof materials are changed. He said that "Fish Scale" tin roofs are consistently approaching failure with age in Gettysburg Borough, and inquired of the applicants if they can be saved in this particular instance. Mr. Shaffer asked if they would consider remediating the front portion of the roof that is viewable by the public, and use a modern roof treatment for the rear. Mr. Jose Barrera said that while his company can treat historic tin roofs with patching and coatings, and have done so on several properties. He said that constant remediation with tar to prevent leaking contributes to the inability to repair these roofs, noting that holes and panels cannot be patched at a reasonable cost to the owner. Solar heat also causes these roofs to become brittle and deteriorate. He indicated that this particular roof is beyond saving. When asked if a reproduction pressed shingle could be acquired, the applicants responded that many specialty shingles are on the market, but it would be cost prohibitive for residential property owners to order the small quantities needed for their jobs. Mr. Shaffer suggested replacing the front part of the roof with a widespread, standing seam panel, and the back with a less-expensive shingle system to help save cost. Mr. Haney said that marrying two unlike roof materials present challenges. It could be done but the more viable preference is to use one material. The Board discussed the fact that the homeowner indicated the historic roof color was red, with Mr. Goble encouraging a return to this scheme. Mr. Haney indicated that if the Board required the historic red colorway, rather than the blue, both the metal panel roof (AB Martin's Colonial Red) and porch roof (GAF Timberline HD architectural shingles) would match. He repeated that the homeowner had no preference of color and would comply with whatever the Board deemed most appropriate. In concluding the review, Mr. Shaffer asked the contractor to explore the availability of fish-scale

style options on the internet; but acknowledged the warranty challenges of two different roof types on one structure.

Mr. Shaffer, HARB Chair, presented the *Proposed Findings of Fact*. He said that the proposed project at 129 N. Stratton Street would be a permanent change to a sensitive building that is over 50 years old, and is located in the public way in the Gettysburg Historic District; therefore is reviewable by this Board. He said that the building is a contributing structure to the National Register of the Gettysburg Battlefield District; and that the proposed permanent roof installation is a critical project that would replace a roof with materials that are not original to the structure. He noted that the building is of moderate integrity with many alterations; and that the existing roof is leaking and currently failing. Mrs. LaBarre suggested that the applicant consider using a standing seam roof materials on the front elevation only, and a corrugated multi-ribbed metal roof on the rear to reduce cost to the owner. Mr. Haney agreed that this suggestion would indeed save costs, noting that financial constraints are common challenges faced by residential homeowners. He further explained that installing the two panel types would not affect the roof warranty. Mrs. LaBarre indicated that a revolving loan program for property owners to address those financial challenges will be possibly be available in 2019.

Mrs. Gustafson made a **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness for the proposed replacement of the existing metal tin roof system at 129 N. Stratton Street as indicated in the application dated October 19, 2018 that would include a standing-seam metal panel roof system on the front roof located in the public view way, and a corrugated multi-ribbed metal roof system in the rear, with choice of color scheme for the main roof and a coordinating porch roof shingle to be determined by the owner as either “Hawaiian Blue” ABM metal panels with “Oyster Blue” GAF Timberline HD architectural shingles or “Colonial Red” metal panels with corresponding red shingles. The motion was seconded by Mr. Malot and carried 6-to-1, with Mr. Goble dissenting with the recommendation of the historic red color as the preferred colorway.

Mrs. LaBarre asked the contractor to secure the leaking roof prior the December Council meeting, and that the roof permit would be a Non-UCC Building permit that would expedite the process.

C. COA-18-0115: 251-253 Chambersburg Street – SPG Capital, LLC

CRITICAL PROJECT: Replace two (2) existing entry and storm doors on primary façade of a sensitive building with new Masonite primed steel full divided lite doors and Larson Signature Classic full view white powder-coated aluminum storm doors; install Larson Premium 2 track double-hung storm windows; repair/tuck-point masonry brick between front porches.

Mrs. LaBarre gave background information and a brief building description of this critical project at 251-253 Chambersburg Street as noted in her November 28, 2018 Business Meeting agenda. She said that the proposed project would replace two existing entry doors and storm doors, install six new windows with storms on the front facade, and repair the masonry brick between the front porches on a sensitive building that is over 50 years old. She noted that the building is of late 19th Century to early 20th Century building with moderate to good architectural integrity with original door hoods and two-over-two wood windows. Mrs. LaBarre further noted that the proposed storm doors and windows have been deemed appropriate by the Board in past reviews.

Mr. Tyler Shaffer of SPG Capital, LLC represented the property on behalf of the owner. He gave a brief presentation and answered Board questions. Mr. Tyler Shaffer said that this property is being renovated as a residential rental and cost of materials is a consideration. SPG Capital will retain the original door hoods over the front entry doors, but that the doors themselves are beyond repair. He proposed new divided lite steel front entry doors with full-view storm doors as presented in the application. Several members of the Board

commented on the design of the existing Craftsman-style doors as being possibly original to the design of the residence, expressing their preference for a similar lite pattern in a replacement door. Mr. Tyler Shaffer indicated at while his company would like to honor the original design intent with their choice of replacement door, a new Craftsman-style door was easily \$500 more than a comparable traditional divided lite door. He expressed his willingness to do additional research to locate a suitable door that would replicate the existing sidelight pattern with the manufacturer in a similar price range. Mr. Malot suggested giving administrative approval to the Preservation Officer to allow for research by the applicant regarding the pricing options and door samples for the glass panels with 8-10 sidelights in the entry doors.

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 from the late 19th Century, is visible from the public way, and located in the Gettysburg Historic District, and thus is reviewable by this Board. He said that the structure at 251-253 Chambersburg Street is of fair to good integrity with a few alterations, and is a contributing structure to the National Register of the Gettysburg Battlefield District; and therefore the proposed door and window installations on the front façade would replace a the materials that are not original to the structure.

Mr. Malot made a **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness for 251-253 Chambersburg Street for the proposed project to include: the replacement of the two front entry doors and two storm doors pending administrative approval for replicating sidelight glass panel selection; replacement of the six storm windows on the front façade; and the repair/tuck-point of the masonry brick between the front porches with the proposed materials as submitted in the application dated November 12, 2018. The motion was seconded by Ms. Hodges and carried 7-to-0.

D. COA-18-00116: 43-45 E. Middle Street – Douglas & Morgan Miller

CRITICAL PROJECT: Alterations to windows on a sensitive building to include:

- Temporarily remove historic four-over-four wood windows, install fixed frameless dual pane full glass inserts in existing openings to create inset “storms”
- Rehabilitate historic windows (scrape, paint, re-glaze) and re-install as non-operable behind inset “storms”
- Clad/encapsulate decorative Italianate Style millwork in sheet metal, caulk to create moisture barrier to interior, and paint
- Remove replaced treated wood scrolls at base of Italianate Style windows and replicate in wood grain synthetic material, paint to match existing
- Remove wood windows in dormers at attic level, install clad wood replacement windows in existing openings

Mrs. LaBarre gave background information and a brief building description of this critical project at 43-45 E. Middle Street as noted in her November 28, 2018 Business Meeting agenda. She said that the proposed project is a permanent change to a sensitive building circa 1868, and is a high architectural representation of the Italianate style. She said that it has had several repairs over the years; and the Millers will address their project and highlight their concerns about their current water infiltration problem that they are experiencing at their property.

Douglas and Morgan Miller, property owners, gave a brief presentation and answered Board questions. The Board discussed the installation of windows and use of materials in the Historic District with the applicant to including cladding and synthetic woods. Ms. Miller said that Michelle Sharrah of Sharrah Design Group drafted measured CAD files of the current millwork at their house for a display at the Gettysburg Heritage Center (297

Steinwehr Avenue), and will share them for the scrollwork rehabilitation. She stressed the extreme water damage caused to their home by deteriorated leaking windows. Ms. Gustafson suggested using synthetic alternative products like the Boral Australian hardwood for decorative elements and select window parts. Mr. Morgan said that they plan to power wash, strip and repaint their scroll work; and said that they had to do extensive interior work to repair the water damaged caused by their leaking windows.

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 reviewable by this Board. He said that the structure at 43-45 E. Middle Street is a contributing structure to the National Register of the Gettysburg Battlefield Historic District, and is of high degree integrity that exemplifies superb Italianate Style of architecture. He said that the proposed permanent window installation project would replace materials that are not original to the structure to remove/replicate scroll work, and install fixed frameless four-over-four dual-pane full-glass windows to create inset storms using historically previously approved materials by this Board. Ms. Gustafson expressed her concern for the use of clad aluminum to encapsulate the wood scroll work for a water barrier. Mr. Miller said that method was the best way to protect the interior of the house against water damage.

Mr. Goble made a **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness for 43-45 E. Middle Street for the proposed replacement of the existing four over four Italianate window installations, and exterior scroll work with approved alternate smooth wood not wood grain material in the application dated November 5, 2018. The motion was seconded by Ms. Lingle and carried 7-to-0.

E. COA-18-0117: 196 S. Stratton Street – Survivors, Inc.

CRITICAL PROJECT: Construction of a new 6'-9-5/16" wide x 15' long frame storage shed addition on the south elevation of a sensitive building; relocate existing fence panel back (eastward) to left of side porch; to be accessed via new man door at eastern side of south elevation and pocket door on west elevation; exterior materials to include white vinyl siding and tab shingles to match existing on main house.

Mrs. LaBarre gave background information and a brief building description of this critical project at 196 S. Stratton Street owned by Survivors, Inc. She noted that this is a new addition of a proposed storage area to a sensitive Italianate-style building with a mansard roof that has had numerous repairs over the years, leaving the structure with fair to good integrity. She said that the proposed new construction is an addition to the building that will be used to house strollers, car seats, etc.

Ms. Terri Hamrick and Ms. Brandy Beltz of Survivors, Inc., and Mr. David Lamberson of Gettysburg Construction represented the applicant and answered Board questions. Mr. Shaffer said that zoning for an ancillary structure in OT Old Town zoning district must be 10 feet away from the building and 5 feet off of the property line. As the proposed addition is attached to the south elevation on a sensitive building it, therefore, could go up to the property line. Mr. Lamberson explained the parameters of the proposed project, noting that the 6'-9" x 15'-0" structure will be tied into the building, but also have a separate interior wall that abuts the historic building. The design will be cognizant of water drainage away from the main structure. Framing will be placed on a concrete slab at grade with a side sliding barn door at the eastern end of the southern façade, providing access to an extension of the existing ADA ramp. He said that a flat roof would angle down slightly from the bottom of the first floor windows on the south elevation, eclipsing the bottom of the windows. Ms. Beltz said that the existing white vinyl fence panel would be moved from its present location to next to the side entrance on the south elevation of the main building. The Board discussed the placement of the shed regarding the windows being partially covered on the south elevation, especially viewable from the streetscape. Mr. Shaffer said that architectural renderings would have to be clearly defined so that the windows on the south elevation would not impact the façade. Ms. Hamrick said that the funding for this project is time-sensitive and provided by two non-

profit organizations; and that cost is a major consideration. Mrs. LaBarre noted that the Italianate-style windows are a significant feature of this building, and should be considered.

Mr. Shaffer presented the *Proposed Findings of Fact*. He said that the proposed critical project at 196 S. Stratton Street 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 reviewable by this Board. He said that the Italianate residence is a contributing structure to the National Register of the Gettysburg Battlefield District; and that the proposed new storage addition would meet current zoning in the OT Old Town zoning district; but roof placement relative to the Italianate-style windows should be carefully considered.

Mr. Goble made a **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness for 196 S. Stratton for the preliminary construction of project footprint be approved as presented in the November 2, 2018 application, with the exception of framing, elevations, and colors that will be presented at a future presentation. The motion was seconded by Ms. Lingle and carried 7-to-0.

F. COA-18-0118: 43 South Street – Michele King

CRITICAL PROJECT: Remove all nineteen (19) windows from a sensitive building and install vinyl replacement windows in existing openings

Mrs. LaBarre gave background information and a brief building description of this critical project at 43 South Street for a window installation project that would replace 19 windows on a sensitive building circa 1930 and retained good to excellent architectural integrity with several modifications that would constitute a permanent change, and therefore is reviewable by this Board.

Ms. Michelle King, property owner, gave a brief presentation and answered Board questions. She said that many of the windows were inoperable with chipping paint, and compromised weather efficiency. Ms. King was concerned about safe egress in case of an emergency situation. Mr. Shaffer said that this is a vacation rental property and subject to commercial building code requirements, noting there are other life-safety issues to consider in addition to egress windows. He noted that the Board's primary focus and purview is on the proposed replacement of all nineteen windows and that there were windows on the side elevations which could serve for egress should replacement on the primary façade be denied by Borough Council.

The Board discussed the application, expressing their concern that the windows be sized for the existing openings. Ms. Kings said her contractor had measured each window and she believed they would be custom sized. Mr. Shaffer said that more information is needed in the application to understand the project scope which should include pictures, product specifications from Window World, current window conditions, and if the proposed windows would replicate the existing historic windows with divided sidelights on the front elevation.

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 reviewable by this Board. He said that the structure at 43 South Street is a contributing structure to the National Register of the Gettysburg Battlefield District; and that the proposed window installation of 19 windows would replace materials that are not original to the structure. Mr. Shaffer said that the applicant could either withdraw the application and reapply with more information, or proceed with presented information.

Mr. Goble made a **motion** that would give the applicant the option to withdraw the application for the window installation project for 43 South Street as presented in the application dated November 27, 2018; or to withdraw

the application pending more information so that the Board could make a more informed recommendation to Borough Council. The motion was seconded by Mr. Malot and carried 7-to-0.

The Board discussed the motion with the applicant; and Ms. King withdrew her application, and said that she would resubmit with more information requested by the Board. Ms. Gustafson offered Ms. King with historic window remediation instructions.

Reports

Mr. Shaffer allowed the Board to review the administrative approvals made by the Department of Planning and Historic Preservation since HARB's last meeting on October 17, 2018, and answered related questions.

A. Administrative Approvals Since Last Meeting

- **COA-18-0040: 44 W. High Street – Rosemary Meagher**
CRITICAL PROJECT/REPLACEMENT-IN-KIND (*Re-issue of previously approved COA, change of contractor w/ project scope amended to include additional work*): Remove existing gutter system on house and shed; install new gutters/downspouts in same locations; scrape existing metal roof system and coat with Bulldog Base/Top Coat in similar colorway
- **COA-18-0102: 131 Carlisle Street – Monahan Realty Company et al**
CRITICAL PROJECT/REPLACEMENT-IN-KIND (*Previously approved COA and building permit had expired*): Removal of existing flat roof at rear of building, replace with new Firestone RubberGard EPDM SA rubber roofing system
- **COA-18-0109: 314 N. Stratton Street – Susan H. Cipperly**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Remove existing shingle roof system, replace with GAF Timberline HD architectural shingles in "Fox Hollow Gray" colorway with all necessary underlayments, flashings, edges, vents, etc.
- **COA-18-0110: 127 N. Washington – Apex Realty Holdings, LLC**
MAJOR PROJECT: Erection of a semi-permanent prefabricated 8' x 10' metal storage shed at rear of property visible from Monument Alley; to be removed when tenant is no longer in residence
- **COA-18-0112: 214 Chambersburg Street – Betty Jo Naugle**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Removal of existing shingles on mansard roof and top of dormers, replace with TAMKO Heritage architectural shingles in "Cedar" colorway
- **COA-18-0113: 1 Lincoln Square – Gettysburg Hotel Investors** BANNER:
Erection of a 40 sq ft (4ft x 10ft) holiday promotional banner for the "Annual Breakfast with Santa" event on the principal façade (front porch of Hotel over steps) for 30 days from Sunday, November 25, 2018 through Saturday, December 1, 2018 ONLY.
- **COA-18-0114: 369 York Street – Spontaneous Holdings, LLC**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Remove existing shingle roof system; replace with new GAF Timberline HD architectural shingles in "Pewter Gray" colorway with all necessary underlayments, flashings, edges, ice/water shields, vents, etc.

B. Report of Chair – Gary Shaffer, AIA

- HARB, Historic District standards, and affordable rental housing

Mr. Shaffer discussed recent press coverage of a town hall meeting where HARB's recommendations for recommended building materials came under scrutiny for being unaffordable for some property owners. He

cautioned that work in the less affluent areas of the Gettysburg Historic District may sometimes require lower quality products or less than ideal applications, and reminded Board members to be aware of that when working with applicants to address compliance with federal guidelines in order to meet baseline standards. Mrs. LaBarre encouraged the Board to reach out to their Borough Council representatives for the necessary financial programs needed by historic district property owners to address their project challenges and help bridge the gap so they can specify better and more appropriate products.

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

Mrs. LaBarre updated Board Members on the upcoming **CLG Training Opportunities at Borough Hall:**

- Traditional Building Webinar “Past, Present, and Future Uses of Exterior Shutters” on Tuesday December 4, 2018 from 2:00pm-3:00pm
- Webinar for Existing CLGs on Friday December 7, 2018 at 1:00pm-2:00pm

Other Business

- A.** Mrs. LaBarre updated the Board on the **Revisions to Chapter 27, Zoning Ordinance including Section 8A: Residential Office Redevelopment District (ROR)** following the public hearing on October 22, 2018 have been accepted as advertised with no change; **vote for enactment by Borough Council scheduled for Monday December 10, 2018 at 7:00 PM.** She said that the extended maximum height without change will be 48 feet maximum height at the build-to line and up to a maximum height of 72 feet with 12 feet for mechanicals in the ROR with incentives.

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 7-to-0. The meeting adjourned at 10:00 PM.

Respectfully submitted,

Karen M. Mesher
Borough Management Assistant