



WEDNESDAY, JUNE 21, 2017
HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB) MEETING MINUTES
BOROUGH OF GETTYSBURG
Approved July 19, 2017

Chair Gary Shaffer called the Historical Architectural Review Board meeting to order at 7:05 PM on Wednesday, June 21, 2017. The meeting was held at the Borough Municipal Building, 59 East High Street. A quorum was present. Those in attendance representing the Borough of Gettysburg were: Board members Joan Hodges, Jim McCabe Peggy Gustafson, Vice Chair Philip Goble, and Colleen Lingle; Clem Malot of the Pennsylvania Municipal Code Alliance (PMCA), Borough Code Official; and Becky LaBarre, Director of Planning and Historic Preservation.

Also in attendance were: Josh Austin of Mark Austin Building, representing 33 South Street; Jake Johnson and David Rawlings of Crossfit Gettysburg, representing 123 W. High Street; Chris Lauer of Waldo's & Company, representing 11 Chambersburg St; Dan Fetter, representing 142 E. Middle Street; Woodrow Little, representing 239 S. Washington Street; Melva and Lynda Cockle, both representing 168 Carlisle Street; Sharon Hamm of the Pennsylvania Municipal Code Alliance (PMCA); Steve LaBarre, 613 Baltimore Street; and Harry Stokes, 26 Mummasburg Street.

Review of Agenda and Minutes

There were two additions to the meeting agenda: *COA-17-0069, Woodrow & Sara Little – 239 S. Washington Street*, and *COA-17-0070, Melva Cockle – 168 Carlisle Street*. Mr. Goble made the **motion** to approve the minutes of May 17, 2017 as submitted. Seconded by Ms. Hodges. The motion carried 7-to-0.

Public Comment for Items Not on the Agenda

There was no public comment for items not on the meeting agenda.

Public Comment for Items on the Agenda

There was not public comment for items on the agenda.

Mr. Shaffer introduced the members of the Board 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 decision concerning the issuance of Certificates of Appropriateness. Borough Council will next meet on Monday, July 10, 2017.

OLD BUSINESS

COA-17-0048, Mike LeGay – 33 South Street

Mr. Shaffer explained that the applicant or his agent had failed to appear at the previous HARB meeting on April 19, 2017, triggering a recommendation for denial, but that Borough Council have voted to remand the Board to proceed with review the application.

The property owner was represented by his contractor, Josh Austin of Mark Austin Building.

The applicant seeks a Certificate of Appropriateness for exterior alterations to a residential property including the removal of existing storm windows and window sashes at the enclosed porch to be replaced with one-over-one double-hung painted wood widows.

He also requests the addition of a side porch approximately 42 feet from the front of the house with *Timbertek* brand composite decking and vinyl railing, and the removal of a non-historic large side window and patio door on a 1970s addition to be replaced with a new painted wood window and door, and erection of an aluminum fence.

Mrs. LaBarre offered a brief background on the property including its description as a local example of the American Four Square Style, constructed in the first decades of the twentieth century, retaining much of its architectural history. The front porch was open originally, but later enclosed with the existing storm windows.

Mr. Austin explained that the house has been in the owner's family since its construction around 1922. To his knowledge, all windows are original to the date of construction but the sashes have deteriorated. Mrs. Hodges asked if he felt the windows were repairable and he answered that with considerable effort, they could be repaired. Mr. Goble reminded the Board that the Secretary of the Interior's Guide to the Rehabilitation of Historic Structures recommends repair, rather than replacement of original windows. Mr. Shaffer commented that the language only covers windows that are a "character-defining element" and that one-over-one windows are generally considered non-contributing to buildings of this period. He stated that the Board had approved removal of these types of windows with replacement in-kind for other properties in the Gettysburg Historic District. Mrs. Gustafson questioned the applicant's agent regarding the amount of infill proposed around the replacement windows. Mr. Austin commented that the glass size will be the same as the historic windows, but that there will be a nominal increase with a slight profile around the edges. He mentioned that the change will not be readily noticeable from the public way.

The Board listened to Mr. Austin's presentation regarding the other proposed alterations and, after wrestling with how to approach the vote given some members' concern over removal of original windows, decided to address each part of the application as a separate motion.

Mr. Shaffer presented the *Findings of Fact*. He said that the building is a sensitive building over 50 years old and is a critical project, because there will be significant changes to the building from the public view. He said that the building is a contributing structure to the Gettysburg Borough Historic District, and is therefore reviewable by the Board.

Mrs. Gustafson made a **motion** to recommend that the Borough Council issue a Certificate of Appropriateness for removal of the storm windows at the front porch and the installation of new painted one-over-one wood replacement windows as presented in application COA-17-0048, because the existing storm windows are a non-contributing element to the character of the building. Seconded by Mr. McCabe. The motion carried 7-0.

Mrs. Gustafson made a **motion** to recommend that the Borough Council issue a Certificate of Appropriateness for the addition of a side porch as presented in application COA-17-0048. Seconded by Mr. Malot. Motion carried 7-0.

Mr. McCabe made a **motion** to recommend that the Borough Council issue a Certificate of Appropriateness for the erection of an aluminum fence as presented in application COA-17-0048. Seconded by Mrs. Lingle. Motion carried 7-0.

Mr. Goble made a **motion** to recommend that the Borough Council issue a Certificate of Appropriateness for alterations to the non-contributing 1970s addition, including removal of a large, multi-paned window and door to be replaced with new, as presented in application COA-17-0048. Seconded by Mrs. Lingle. Motion carried 7-0.

Mrs. Gustafson made a **motion** to recommend that the Borough Council issue a Certificate of Appropriateness for removal of existing storm windows and historic one-over-one windows on the remainder of the house with installation of new painted wood replacement windows, citing the Secretary of the Interior's stance on and HARB's former approval of removing non-character-defining historic elements. Seconded by Mrs. Lingle. The motion carried 6-1 with Mr. Goble dissenting. Mr. Goble explained his opposition citing the fact that the original sashes are repairable and that both the Secretary of the Interior and Gettysburg Design Guide recommend repair before replacement.

Mr. Shaffer noted that, following the individual votes, all elements of the applicant's request were recommended for approval and that the application COA-17-0048 as presented should be provided as a whole to Borough Council for issuance of a single Certificate of Appropriateness.

Mr. Shaffer recused himself due to a fiduciary with the following applicants, whereby Mr. Goble assumed the role as Chair.

NEW BUSINESS

COA-17-0065, Crossfit Gettysburg, LLC – 123 W. High Street

Mr. Goble requested Mrs. LaBarre to provide background on the applicants' request. She explained that Gettysburg Strength & Conditioning, operators of Crossfit Gettysburg, seek a Certificate of Appropriateness for alterations to historic automotive garage/body shop located on West Legion Alley to accommodate new use as an exercise club. They plan to remove and raise the roof structure to add mezzanine level, add additional structure, entry, conference room, exercise area, and deck to east and enclose lot with walls and fence for privacy.

Mr. Shaffer presented a brief history of the property on behalf of the applicants. He stated that the small industrial style building located along West Legion Alley at the rear of the lot fronting on West High Street was constructed c.1941-1948 to serve as a service garage/body shop for

the Hutchinson Family Automobile Dealership. Both buildings show up on the 1948 Sanborne Insurance Maps but are not indicated on the 1941 Insurance Map. He commented that the buildings were both a vernacular form of mid-twentieth century commercial industrial architecture used in the development of very functional buildings for manufacturing and automobile dealerships and service garages.

Mr. Shaffer further explained that this project will require a variance from the Zoning Hearing Board because it sits within a rear yard setback, but that he and the applicants wanted to come before HARB first to gauge the interest of the Board first. If the design was deemed inappropriate for the Historic District then they would not continue with seeking zoning relief.

Mr. McCabe commented that the proposed design captures the character of the original garage building, but enhances it. Mrs. Gustafson expressed that she was glad it's industrial and looks like it belongs there. Mrs. Lingle said the design enhances the appearance of the alley. Mrs. LaBarre expressed that the adaptive reuse of degraded building stock to house amenities like fitness center is exactly what the Borough needs, is in the best interest of the municipality from a planning perspective, and that staff heartily recommends approval.

Mrs. LaBarre mentioned to the applicants that architectural items of interest from the project, including the original industrial windows, should be offered to Historic Gettysburg Adams County (HGAC) for their salvage warehouse. Ms. Hodges also instructed the applicants to be sure to apply for sign permits for the new structure and parking lot.

Mr. Goble presented the *Findings of Fact*. He said that the building is a sensitive structure over 50 years old and is a critical project, because there will be significant changes to the building from the public view. He said that the building is a contributing structure to the Gettysburg Borough Historic District, and is therefore reviewable by the Board.

Mrs. Lingle made a **motion** to recommend that Borough Council issue a Certificate of Appropriateness for application COA-17-0065 as presented. Seconded by Mr. Malot. Motion carried 6-0.

Mr. Shaffer resumed his role as Chair.

COA-17-0066, Waldo's & Company (Chris Lauer) – 11 Chambersburg Street

Mr. Shaffer asked Mrs. LaBarre to provide background on the applicant's request. She explained that Waldo's and Company is seeking to paint a decorative mural on a partially coated concrete masonry unit (CMU) wall of a non-contributing commercial building which is visible from the public way via Racehorse Alley. Mr. Lauer has secured permission from the property owner and submitted a signed letter with his application.

Mr. Lauer described the project which will be a community-centered art initiative through Waldo's and Company, a self-sustaining art association located in the Borough, that will allow participants to collectively create an image using a "color by number" technique. He said the paint has been donated by Sherwin Williams and that anyone can participate and paint as much or as little of the image as they want. He plans to power wash and prime the wall to provide a solid background, then paint an outline illustration in a children's book style. The mural will be located on the east-facing wall, measuring eighty (80) feet long, with just twenty (20) feet

visible from the public way due to the close proximity of the buildings. Mr. Lauer described the proposed location as a “hidden, almost invisible, space”.

Mrs. Gustafson asked Mr. Lauer to elaborate on his design. Lauer said his designs don’t have intense meaning behind them, that they’re either “fun, or interesting, or beautiful.” The mural depicts a “brain forest” and tells a visual story as the viewer progresses down the length of the wall that leads people to the deck behind Waldo’s and Company, Gettysburg Baking Company, and Lark.

A discussion ensued related to the potential interpretation of the imagery and the possibility of an oversaturation of murals of questionable taste. Mrs. LaBarre reminded the Board that its purview is to review the appropriateness of proposed treatments to buildings within the Historic District, not regulate content. She then asked Mr. Lauer how people will know they can participate in the project. He replied that people can pick up supplies inside and will be instructed by the staff at Waldo’s and Company free of charge. She then asked if he had any plans for the maintenance of the mural. He said that he did not have a maintenance plan, but expected the paint to last as long as exterior house paint. Mrs. LaBarre said latex paint has about a ten-year life when exposed to the elements. She asked that, as they prepare for future projects in more prominent locations around town, Waldo’s and Company work with HARB and the Planning Department to identify materials, such as reversible mural fabric and breathable paints, which are more sensitive to the needs of historic masonry as well as discuss the need for a long-term maintenance plan to ensure the sustainability of art installations in public spaces.

Mr. McCabe likened the proposed mural to a “forest of knowledge” and mentioned he would be willing to provide Lauer with a leftover gallon of the clear coat he used to seal the Lincoln Highway gas pumps when they were touched up recently.

Mr. Shaffer presented the *Findings of Fact*. He said that the surface to be altered is on a non-sensitive addition to a historic building, and that the mural comes under the review right of the Board as it is paint on a previously uncoated masonry.

Mr. Goble made a **motion** to recommend the Borough Council issue a Certificate of Appropriateness for application COA-17-0066 as submitted. Seconded by Mr. Malot. Motion passed 7-0.

COA-17-0068, Daniel & Elizabeth Fetter – 142 E. Middle Street

Mrs. LaBarre introduced the next application, stating that the property owners are seeking to erect a 23’ x 34’ two-story frame addition to the rear of a sensitive structure. They are proposing textured cement board siding, asphalt shingles, and six-over-six windows. A set of wood exterior stairs will provide access to the second floor of the addition and the roof will be asphalt shingles. They also intend to install half-round gutters, replace cracked sidewalk and run a new water line to the house as part of the renovations to the property.

The historic stone house, which is a significant contributing structure to the Gettysburg Historic District, will be repointed and all windows will be removed, replaced with new six-over-six wood windows.

Mr. Fetter presented on his proposal and answered questions from the Board. In the course of conversation, he mentioned that he also planned to build an ADA ramp with aluminum railing

to the first floor which was not included on the plan. Mrs. LaBarre cautioned the Board that it can only approve items presented on the application and that they cannot approve anything that does not meet applicable codes. Since the ramp was not included as part of the submission, it should not factor into the Board's recommendation for approval to Borough Council. She mentioned that revised drawings would be needed.

Mr. Fetter explained that he is seeking maintenance-free materials and wishes to use items that HARB has approved for other properties in the past such as HardiPlank cement board siding. When asked about his plans to remove all the windows on the historic stone house, he explained that none are original to the date of construction. He said that the façade had been reconfigured, with the entrance moved and interior stair built over an original fireplace. The windows in place now are two-over-two, most likely added in the 1880s. His proposal for six-over-six windows is based on a historic photograph he saw of the home taken from Culp's Hill following the Battle of Gettysburg.

Mr. Shaffer and Mr. Goble both advised on the fact that the Secretary of the Interior recommends removal of later features (two-over two windows) for the restoration of character-defining earlier elements (such as the six-over-six windows) only if documentation of the earlier condition can be found. Mr. Fetter did not have the photograph with him, but would be willing to produce it for the Board's review.

Mr. Shaffer presented the *Findings of Fact*. He said that the building is a sensitive structure over 50 years old and is a critical project, because there will be significant changes to the building from the public view. He said that the building is a significant contributing structure to the Gettysburg Borough Historic District, and is therefore reviewable by the Board.

Mrs. Hodges made a **motion** to recommend that Borough Council issue a Certificate of Appropriateness for application COA-17-0068 as presented, to include construction of a 23' x 34' rear addition in the general size and scale as provided in the drawings submitted with dimensional architectural roof shingles, cement board siding as proposed, and wood stairs; excluding the removal/replacement of windows on the historic stone house until photographic documentation can be produced to warrant restoration of the six-over-six windows. Seconded by Mrs. Gustafson. Motion passed 7-0.

COA-17-0069, Woodrow & Sara Little – 239 S. Washington Street

Mr. Shaffer explained that the next two properties were late additions to the agenda, with the Board just receiving the applications that evening. Mrs. LaBarre said that the same roofing contractor – Alam B. Roofing and Home Improvement, LLC of 152 W. Middle Street – was hired at both properties. He had not applied for permits, having already removed the existing asphalt shingle roof at 239 S. Washington Street and begun to erect an ABM 36" corrugated metal panel roof in a bright red colorway when approached by code enforcement. When altered of the violation to the Historic District Ordinance, he voluntarily stopped work and came in to speak with Mrs. LaBarre who provided him with COA applications and instructed him to inform the homeowners that review/approval were needed before work could continue.

Mrs. LaBarre introduced the application and provided a brief description of the property. The pre-Civil War frame vernacular one-story structure, formerly a wagon-making shop, with its historic wood weatherboard and scalloped wooden fascia board at the gable, has excellent

architectural integrity and is a significant contributing structure to the streetscape of South Washington Street. Change of roofing material is a critical project which would affect the appearance of this sensitive structure from the public way.

Mr. Little, the homeowner, was in attendance and said that he had been under the impression that his roofing contractor was handling all permitting. Mr. Little said he was aware that his home is located in the Gettysburg Historic District, but not that he needed a Certificate of Appropriateness to alter the material of his roof.

Mrs. Gustafson commented on the recent trend in Gettysburg Borough to place inappropriate, brightly-colored agricultural metal roofs on residential buildings. She explained that this type of roofing material was designed for barns and outbuildings in a rural setting, not for homes in towns. Historically, metal roofs used in the Borough were more delicate, less bulky, and appeared in subtle colorways like gray that replicates tin, black, and dark green. Standing seams were subtle and the panels overlapped. The proposed roofing panels do not appropriately emulate the scale or finish of residential tin roofs traditionally used in the Gettysburg Historic District.

Mrs. Shaffer and Mr. McCabe commented that the installation method of the proposed roofing system, being screwed into the sheathing rather than snapping together, creates the potential for fasteners to rust or degrade and for panels to catch wind and make noise. Mr. Shaffer said that many of the roofs of this type which are present in the Borough were installed without HARB review and Council approval. While they are popular now, this agricultural/industrial style roof was never intended for residential use.

Mr. Fetter asked that, since this particular building was historically an industrial building, would the Board consider allowing him to finish the project with this material (currently a quarter of the roof is installed). Mr. Shaffer said that if the Board recommended approval, Borough Council would not vote until the evening of July 10th and the permit could not be issued until the following day. Mrs. LaBarre asked if the exposed roof could be tarped and secured until approval was given. Mr. Fetter replied that he would speak with the contractor.

Mr. Shaffer presented the *Findings of Fact*. He said that the building is a sensitive structure over 50 years old and the proposed work is a critical project, because there will be significant changes to the building from the public view. He said that the building is a significant contributing structure to the Gettysburg Borough Historic District, and is therefore reviewable by the Board.

Mr. Goble made a **motion** to recommend that Borough Council issue a Certificate of Appropriateness for application COA-17-0069 to complete the roof currently being installed, noting that 239 S. Washington Street was originally designed as an industrial building for the purposes of constructing wagons and carriages. Seconded by Ms. Hodges. Motion passed 5-2 with Mr. Shaffer and Mr. McCabe dissenting.

COA-17-0070, Melva Cockle – 168 Carlisle Street

Mrs. LaBarre explained that Mrs. Cockle and her daughter had engaged the services of the same roofing contractor, but had not yet begun work. The applicants wish to remove a badly deteriorated historic pressed tin shingle roof (c.1870s) and replace with material in-kind.

Ms. Lynda Cockle spoke on behalf of her mother who has owned the property since about 1959/60, saying that she had approached Alam B. Roofing with this request and was presented with the same 36" wide corrugated metal panel specified for the previous applicant at 239 S. Washington Street. She explained that the existing metal roof, while painted regularly, is well past its useful life, has become brittle and has several holes. She explained that she did not know that the proposed panels were of an agricultural style and would have liked to select something sensitive to the historic building, but assumed all metal roofs were the same. Mrs. Cockle is on a fixed income and has a limited budget, so the roofing material needs to be affordable and durable.

After much discussion, the Board decided to table the application until a more appropriate alternate material can be found. Mr. Stokes, owner of several historic properties in the Borough and present on behalf of Mrs. and Ms. Cockle, offered to assist Mrs. LaBarre and the Board in researching suitable alternatives.

Mr. Goble made a **motion** to request that a certified letter be sent to Alam B. Roofing and Home Improvement, LLC from the Borough Solicitor stating that all roofing projects in the Gettysburg Historic District require approval by Borough Council and that agricultural style metal roofs are not permitted in the Historic District. Seconded by Mr. Malot. Motion carried 7-0.

Due to the late hour, the remainder of the agenda was tabled until the follow meeting scheduled for Wednesday July 19, 2017.

REPORTS – TABLED

Administrative Approvals Since Last Meeting

Pending Administrative Approval

Report of Chair

Report of Staff

Other Business

Public Comment

There was not public comment.

Adjournment

The meeting adjourned at 10:00pm. Next meeting Wednesday July 19, 2017 at 7:00pm.

Respectfully Submitted,

Becky LaBarre

Director of Planning and Historic Preservation