



**January 17, 2018**  
**Historic Architectural Review Board Minutes**  
**Borough of Gettysburg**  
*Approved February 21, 2018*

Becky LaBarre, Director of Planning and Historic Preservation, called the Historical Architectural Review Board meeting to order at 7:00 PM on Wednesday, January 17, 2018. The meeting was held at the Borough Municipal Building, 59 East High Street. A quorum was present. Those in attendance were Board members: Gary Shaffer, Peggy Gustafson, Phil Goble, Colleen Lingle, and Gettysburg Building Code Official Clem Malot; and Karen Mesher, Borough Management Assistant. Board members Joan Hodges and Jim McCabe were absent. Also in attendance were: Tammy Myers, President of Gettysburg Heritage Center at 297 Steinwehr Avenue, and Joshua and Dave Henson of Getty Peds at 39 N. Washington Street, all representing 930 Johns Avenue (Adams County Parcel #16015-0013---000).

**Reorganization**

As customary during the first meeting of the year, the Board reorganized with a quorum present. Mrs. LaBarre opened the floor for nominations for chairman. Mr. Shaffer was nominated by Ms. Gustafson, and seconded by Ms. Lingle. There being no other nominations, Mrs. LaBarre closed the nominations and called for a vote. The motion to re-elect Mr. Shaffer as Chair carried 5-to-0.

Mr. Shaffer assumed his role as Chair and received nominations for vice-chairman. Mr. Goble was nominated by Mr. Malot, and seconded Ms. Lingle. There being no other nominations, Mr. Shaffer closed the nominations, and called for a vote. The motion to re-elect Mr. Goble as Vice-Chair carried 5-to-0. Mr. Goble agreed to serve as vice-chairman.

The meeting date for the third Wednesday of every month pending holidays and major weather events was approved by Borough Council at their January 8, 2018 Business meeting, and advertised in the *Gettysburg Times* on January 10.

**Review of Agenda and Minutes**

The Board agreed to the request made by Mr. Shaffer to switch the presentation order of agenda items A and B under *New Business: Applications for Review*, since he was representing the applicant of item B.

Ms. Gustafson made the **motion** to approve the minutes from the December 20 2017 meeting as submitted. The motion was seconded by Mr. Goble, 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.

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

### **Old Business**

There were no tabled applications for review at this time.

### **New Business: Applications for Review**

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' presentation. 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, February 12, 2018.

#### **B. COA-18-0003, 930 Johns Avenue – Future Stake, Inc.**

MAJOR PROJECT: Construction of a new 24' x 36' pre-fabricated carriage barn with lean-to port cochere to house Gettys Peds touring vehicles and the Victorian Carriage Company coaches with stalls for the resting of horses during the day only; located at the northwest corner of the lot, visible from the public way via Johns Avenue and Steinwehr Avenue; wood frame structure clad in vertical wood board and baton siding.

Mrs. LaBarre gave background information and a brief building description as noted in her January 17, 2018 Meeting Agenda. She said that the proposed construction of a new, 24' x 36' prefabricated carriage barn with a lean-to port cochere feature is a major project visible from the public way via Johns Avenue and Steinwehr Avenue. She said that the proposed location at the time of submission of the application was the northwest corner of the lot recognized as 930 Johns Avenue; but noted that the location was amended by the applicant for the January 17<sup>th</sup> meeting. She said that the proposed structure would house both Getty Peds touring vehicles and Victorian Carriage Company carriages used by their respective businesses. She provided the Board with a picture view of the proposed structure for context comparison. She said that the applicant proposed a wood frame structure, clad in board and baton siding, but that the exact design was still in the conceptual stage. The applicant, Ms. Myers, had provided two possible designs with her submission for the Board to review.

Ms. Myers gave a brief presentation and answered Board questions. She said that the Victorian Carriage Company began operating Battlefield and town tours from the Gettysburg Heritage Center two years ago using carriages that would transport 10-12 people. She said that the Company is seeking a place to store their carriages during their operating season. She said that Getty Peds provides vehicle tours from their 39 N. Washington Street business location, but was seeking a place to store their touring vehicles off-site due to storage constraints. Mrs. LaBarre explained that this particular storage facility was not a permitted use as a by right as a stand-alone accessory structure in the TC Tourist Commercial District, noting that those business tours would have to depart from that location; but said that the new proposed location on the grassy

lot at the corner of Johns Avenue and Queen Street behind the American Gas Station would be an ancillary structure to the Gettysburg Heritage Center at 297 Steinwehr Avenue where carriage tours would originate. Ms. Myers said that the new proposed site would require a macadam footprint, and a connection to both water and electricity. She stated the proposed barn structure would include an enclosed overhang to create horse stalls when the horses are used by the Gettysburg Police Equestrian Unit, and would house both the touring vehicles and the carriages in the main part of the barn. She said that no fuel or horse waste would be located at the site, explaining that both businesses address those concerns already. She stressed that the conceptual rendering of the proposed structure would be sensitive to the community, and that the Gettysburg Heritage Center was trying to create an anchor for businesses in the second block of Steinwehr Avenue. Mr. Henson explained that he owns and operates Getty Peds at 39 N. Washington Street with his father, Dave, offering vehicle Battlefield tours using both three-wheel side-by-side and two-wheeled scooters currently housed at his North Washington street location. He explained the need to find off-site storage for their touring vehicles.

Mr. Shaffer said that the Board could not vote on a motion without a formally submitted application; but would provide the applicant with a unanimous consensus to offer general direction in order to proceed with their proposal. Mrs. LaBarre suggested that the applicant table the application as submitted pending updated information, and resubmit their application at an advertised special meeting to be held on January 31, 2018.

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

**A. COA-18-0001, 619 Baltimore Street – Erian & Associates, commercial tenant Jeffrey Jurkowski (The Hoof, Fin & Fowl), acting as property owner's agent**

CRITICAL PROJECT: Minor alterations to a sensitive building to restore previous elements removed by the former tenant; reconstruction of awnings and faux chimney carrying exhaust/makeup air ductwork for the range hoods as shown in the photograph from 2012.

Mrs. LaBarre gave background information and a brief building description as noted in her January 17, 2018 Meeting Agenda. She said that this is a critical project, with minor alterations to a sensitive building over 50 years old and is visible from public way via Baltimore Street. She said that the proposed alterations would restore the green awnings and faux chimney removed by the Subway, and restore depicted in the 2012 photograph. She said that the proposed awnings are consistent with National Park Service *Preservation Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design* which identifies awnings appropriate for different eras. She said that the building is constructed of rusticated concrete block and was built sometime prior to 1953 as indicated on the Sanborn Fire Maps.

Mr. Shaffer, acting as the tenant/applicant's agent, gave a brief presentation and answered Board questions. He said that Tavern on the Green, which formerly occupied the building, was a full-service restaurant and had operated at that location prior to the 1999 Historic District expansion. He said that Subway removed the large stove vent and chimney in 2012 because they did not use them for frying; but noted that the applicant needs those components to operate a full-service restaurant. Mr. Shaffer said that the applicant, Mr. Jurkowski, had indicated this restaurant would offer crab shack and specialty culinary items, replicating his successful Hoof, Fin

& Fowl restaurant located in York County. Mr. Shaffer said that the decorative skirt of the awnings would bear the name of the restaurant.

Mr. Malot made a **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness for the proposed alterations at 619 Baltimore Street to reinstall previously existing awnings and exhaust fan hoods as submitted in the proposed materials and plans depicted in the application dated January 2, 2018. The motion was seconded by Ms. Lingle and carried 5-to-0.

*Gary resumed his role as chair.*

## **Reports**

### **A. Administrative Approvals Since Last Meeting**

- **COA-18-0002, Gettysburg Hotel Investors— 1 Lincoln Square**  
BANNER: Erection of a 25 SF banner (4'h x 25'l) on primary façade "United States Volunteers" from 1/4-1/7/2018
- **COA-18-0004, Gettysburg Heritage Enterprises, Inc.**  
SIGN: Erection of a 30 SF (6' h x 5' w) light gray freestanding pole sign with round gold finials for four (4) businesses: Gettysburg Heritage Enterprises, Inc.; National Civil War Memorial; Gary Casteel, Sculptor; and The Dwight D. Eisenhower Society.

### **B. Pending Administrative Approval**

- **COA-17-0039, Tastie-Teas – 777 Baltimore Street, Suite 100**  
SIGN: Erection of \_\_\_\_ SF business sign
- **COA-17-0108, Artworks—30 York Street**  
SIGN: Erection of projecting \_\_\_\_SF business sign
- **COA-17-0135, 6 York Street – Gettysburg Hotel Investors (Starbucks)**  
SIGN: Install a 36" diameter shingle bracket non-illuminated projecting sign to the east of the existing storefront; install a 24" diameter hanging disk sign inside the west section of storefront window; and vertically etch 'Starbucks' into the glass to the left of the rear entry door (used primarily by Hotel guests).

### **C. Report of Chair – Gary Shaffer, AIA**

Mr. Shaffer reviewed the top ten choices prepared by himself and Ms. Gustafson for the **2018 Historic District Awards** with the Board (no other board members has offered lists at this time). He recommended that the Board continue to review the projects eligible for the 2018 Historic District Award nominations for their February meeting, referencing the various selection category definitions from the *Manual of PA Historic Architectural Review Boards*: Protection, Stabilization, Preservation, Rehabilitation, and Restoration. He suggested that the Board

consider adding “New Construction” as a definition for review to encourage new construction and development within the Borough’s Historic District.

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

Mrs. LaBarre discussed the proposed Historic District newspaper series for “Historic Preservation Week” in May for the *Gettysburg Times*, and asked Board members to submit draft articles on Historic Preservation that are between 400-600 words by the February meeting. She reviewed the Board’s outreach and advocacy goals for 2018; and to consider participating in the Adams County Library System’s Fun Fest in June by promoting architectural activities for children. She noted that Brian Van Sweden from the SHPO office said that CLG grant money is available for community outreach and educational opportunities, as exemplified by the Board’s past Historic District brochures which need updated. If time permits, she will pursue submission of an application.

**Other Business**

Mrs. LaBarre updated the Board on the following items:

**HARB Reading Assignments**

Mrs. LaBarre said that the Board will table continued discussion of the Reading Assignment: Chapter 4 –“Building Community Support for Historic Preservation” of *A Manual for Pennsylvania Historical Architectural Review Boards and Historical Commissions* until the January HARB meeting.

**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. Shaffer. The motion passed 5-to-0. The meeting adjourned at 9:00 PM.

Respectfully submitted,

Karen M. Mesher  
Borough Management Assistant