DRAFT

September 21, 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, September 21, 2016. The meeting was held at the Borough Municipal Building, 59 East High Street. A quorum was present. Those in attendance were: Board members Peggy Gustafson, Colleen Lingle, Joan Hodges; Sharon Hamm, Administrative Services Manager, PA Municipal Code Alliance; and Karen Mesher, Borough Management Assistant. Absent Board Members: Jim McCabe, Phil Goble and Building Code Official Clem Malot. Also in attendance were: Steven Wolf, owner, and Tom Reed, representing 131-133 West Middle Street; Charles L. Moran, General Manager of the Gettysburg Hotel, and Mark Weaver, RA Leed AP of Noelker & Hull Associates, Inc. representing 1 Lincoln Square; Daniel W. Fetter, Owner, representing 142 East Middle Street; Randy Misner, Owner, representing 58 West Water Street; William M. Howlett, Owner, representing 211 South Washington Street; Keith George and Michelle Agapakis of the Purple Piggy, representing 114 Buford Avenue; and Gary Stone, 820 Hanover Road.

Review of Agenda and Minutes

There were no additions or corrections to the meeting agenda. Ms. Hodges made the **motion** to approve the minutes of the August 17, 2016 meeting. Seconded by Ms. Gustafson. Motion carried 4-to-0.

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 Tuesday, October 11, 2016.

A. **COA-16-54, 29 North Washington Street, Adams County National Bank. Alteration. Remove existing Automated Teller Machine and replace with a new one.**

   Mr. Shaffer moved COA-16-54 to the end of the new applications on the agenda due to the absence of the applicant.

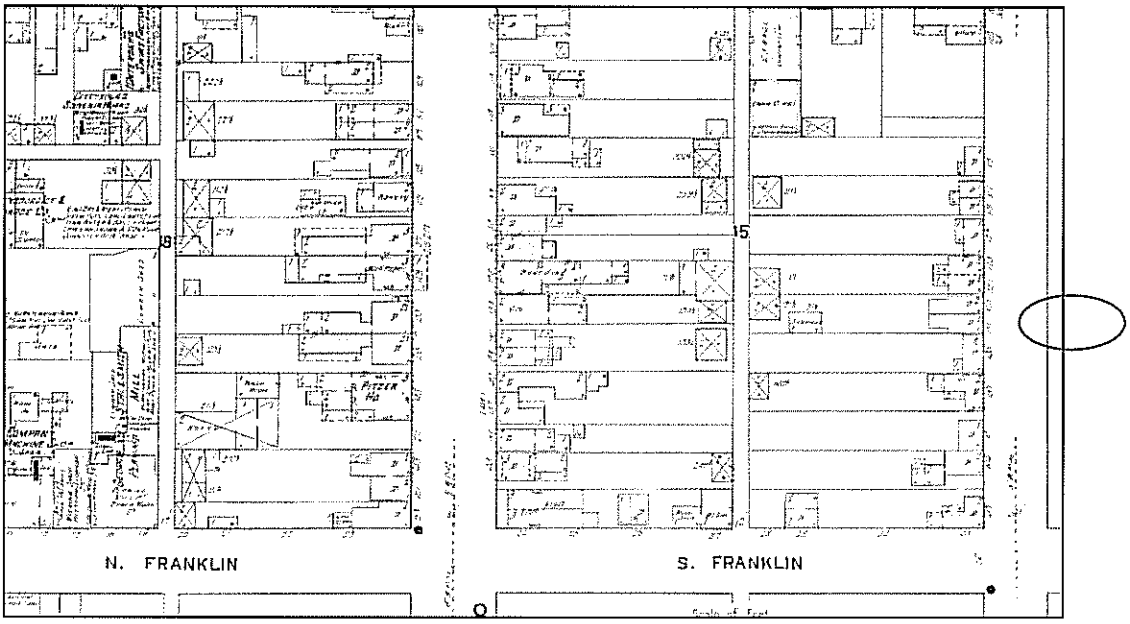
B. COA-16-57, 131-133 West Middle Street, Steven Wolf. Alterations. The applicant plans to reroof the structure over existing shingles, repair and replace the gutter, and construct a new deck at the rear of the structure for both sides of the duplex.

Ms. Hamm gave background information, a brief building history, and presented the *Proposed Findings of Fact* from the Board Memorandum dated September 21, 2016:

BUILDING HISTORY

This building is located within the Gettysburg Historic District. The structure appears only on the 1912 Sanborn Fire Insurance maps. The previous five series of maps show a dwelling on the property, but it is not the same building configuration as the structure shown on the 1912 maps, which is a two story frame dwelling.

Included is the view of the 1912 Sanborn map with the property shown:



PREVIOUS APPROVAL

COA-16-30 131-133 West Middle Street was approved by the Board on May 18, 2016 to remove the aluminum siding and restore and paint the original German wood siding, to remove the front storm windows and restore and paint the original windows, to apply door hoods over both doors, and repair the brick steps.

PROPOSED FINDINGS OF FACT

- The structure at 131-133 West Middle 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 Critical Project, which is defined in the Historic Districts Ordinance as "A project involving demolition of all or part of any building, or change of configuration and rhythm of any building as a whole, or any alteration to a sensitive building, as defined in the definition of "sensitive building" in this Subsection 3."
- The building is a contributing structure to the Gettysburg Battlefield National Register Historic District.

Mr. Wolf and Mr. Reed gave a brief presentation and answered Board questions. Mr. Wolf said that he had planned to replace the existing gray shingles with estate gray shingles, repair and replace the gutters, and construct a new porch deck at the rear of the structure with a two-by-ten frame. Mr. Reed said that they would remove the ridge cap and replace asphalt shingles over asphalt shingles per the IRC Building Code.

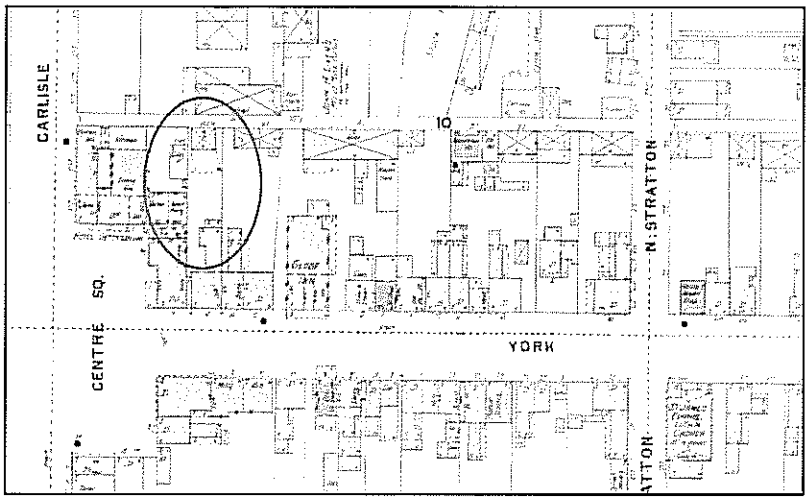
Ms. Gustafson made a **motion** that the Board issue a Certificate of Appropriateness for the property at 131-133 West Middle Street for the replacement of the existing asphalt roof with new asphalt shingles, repair and replace the gutters, and construct a new porch deck at the rear of the structure as depicted in the application dated August 22, 2016 as submitted and is code compliant. The motion was seconded by Ms. Lingle. The motion carried 4-to-0.

C. COA-16-59, 1 Lincoln Square, The Gettysburg Hotel. Alteration. Replace 272 windows in the main hotel building and the Majestic Building.

Ms. Hamm gave background information, a brief building history, and presented the *Proposed Findings of Fact* from the Board Memorandum dated September 21, 2016:

BUILDING HISTORY

This building is located within the Gettysburg Historic District. It appears on the 1886 Sanborn Fire Insurance maps, which are the first of the series, as a two story solid brick structure with some frame portions and is labelled McClellan House. It appears roughly the same and with the same label on the 1891 Sanborn maps. On the 1896 maps, the configuration has changed to a three story solid brick structure and is labelled Hotel Gettysburg. On the 1902, 1907, and 1912 Sanborn maps, the configuration appears roughly the same and with the Hotel Gettysburg label. Included is the view of the 1896 Sanborn map with the Hotel Gettysburg shown:



The following history of The Gettysburg Hotel is taken from the Historic Hotels of America web site:

The Gettysburg Hotel started off as a tavern on what is now known as Lincoln Square, Gettysburg's historic town center. Scott's Tavern was built in 1797 by James Scott and in 1809 it was acquired by William McClellan, a former York County sheriff who renamed the tavern, the Indian Queen. After 1846, it was called the McClellan House for its owners, the McClellan brothers.

The 1890s brought about an imposing revamp of the old building that the new owner christened The Gettysburg Hotel. It remained as such throughout the majority of the 20th century. By the time the 1900s rolled around, the Gettysburg Hotel boasted electric lights, steam heat, hot and cold baths, and a fine restaurant.

In 1955, it became a temporary White House while President Eisenhower recovered from a heart attack at Gettysburg. President Eisenhower and his wife, Mamie, were the Gettysburg Hotel's last guests in 1964 before the owner closed its doors. The old building was ravaged in an unfortunate fire in 1983. It had long since been abandoned as a victim of postwar America and changes in traveling habits.

Through an initiative of Gettysburg College, the Gettysburg Hotel was carefully restored in cooperation with the Historic Architectural Review Board. Opened in 1991 as The Gettysburg Hotel, the grand new building faithfully recaptures its historic past.

PREVIOUS APPROVAL

COA 16-02 was approved at the Board meeting on January 13, 2016 to replace four existing double-hung windows on four rooms/suites in the front of the hotel with

aluminum-clad double-hung windows.

COA-16-49 was approved at the Board meeting on August 17, 2016 to construct a "stealth penthouse" structure atop the existing rooftop penthouse, which will match the existing penthouse in color and design, and to move Shentel's antennas and some ancillary equipment inside the stealth penthouse.

PROPOSED FINDINGS OF FACT

- The structure at 1 Lincoln Square 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 Critical Project, which is defined in the Historic Districts Ordinance as "A project involving demolition of all or part of any building, or change of configuration and rhythm of any building as a whole, or any alteration to a sensitive building, as defined in the definition of "sensitive building" in this Subsection 3."
- The building is a contributing structure to the Gettysburg Battlefield National Register Historic District.

Mr. Shaffer noted that the building at 1 Lincoln Square is a sensitive building because of its location and prominence in the Square. Mr. Moran and Mark Weaver gave a brief presentation and answered Board questions. Mr. Moran said that the Hotel had replaced 16 windows in two locations of different types in order to determine which style of window would best give sound benefits to their patrons. He said that the windows are Marvin clad windows, but one style addressed sound penetration from traffic noise from the Square and foot traffic on Carlisle Street. He said that the Marvin window with the additional panel was selected as a replacement because of its energy savings and sound benefits.

Ms. Gustafson made a **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness to replace 272 windows in the main hotel and in the Majestic Building at 1 Lincoln Square for the proposed materials and plans depicted in the application dated September 2, 2016 as submitted. The motion was seconded by Ms. Lingle. The motion carried 4-to-0.

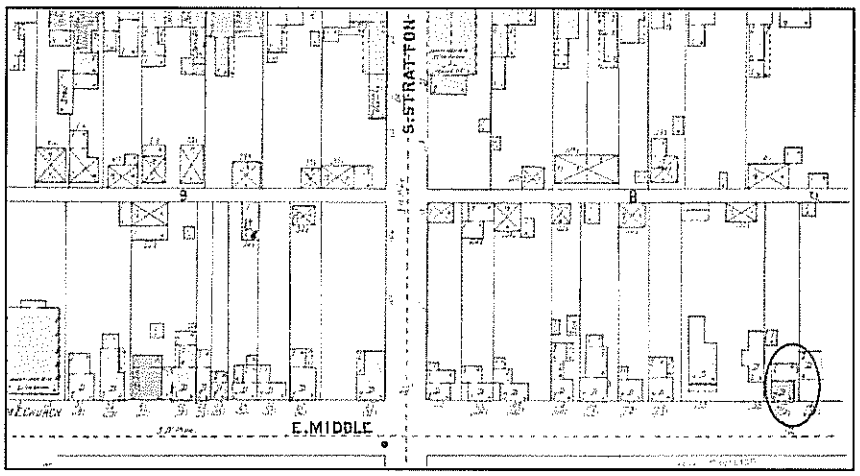
D. COA-16-60, 142 East Middle Street, Daniel W. Fetter. Demolition. Raze to the ground the rear addition attached to the stone house including the slabs, and raze the garage located along the alley.

Ms. Hamm gave background information, a brief building history, and presented the *Proposed Findings of Fact* from the Board Memorandum dated September 21, 2016:

BUILDING HISTORY

This property is located within the Gettysburg Historic District. The house first appears on the 1902 Sanborn Fire Insurance maps, which are the fourth of the series, and is shown as a two story stone dwelling with a 2 story frame portion to the rear. The previous Sanborn maps do not cover that area of Gettysburg. The 1907 maps also do not cover that area of Gettysburg. On the 1912 map, the house is shown in the same configuration as the 1902 map.

Included is the view of the 1902 Sanborn map with the property shown:



PREVIOUS APPROVAL

No prior approvals for 142 East Middle Street.

PROPOSED FINDINGS OF FACT

- The stone structure and frame addition at 142 East Middle 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. However, the garage does not appear on any of the Sanborn Fire Insurance maps and may be less than 50 years old.

- The proposed work is a permanent change, making this proposal a

critical project, which is defined in the Historic Districts Ordinance as "A project involving demolition of all or part of any building or change in configuration and rhythm of any building as a whole, or any alteration to a sensitive building."

- The house is a contributing structure to the Gettysburg Battlefield National Register Historic District.

Mr. Fetter gave a brief presentation and answered Board questions. He would like to raze the rear galvanized metal garage along the alley, and noted that all concrete slabs will be removed. He said that the second addition was added to the house in 1885; and that the rear addition was added around 1920, and will be removed because it was not part of the witness house.

Ms. Hodges made a **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness for 142 East Middle Street to demolish both the rear addition attached to the stone house and the garage along the alley removing all concrete slabs as depicted in the application dated September 5, 2016 as submitted. The motion was seconded by Ms. Lingle. The motion carried 4-to-0.

E. COA-16-61, 27-29 East Stevens Street, Gary and Patricia Stone. Alterations. Replace the porch floor with tongue and groove mahogany, and white Premier rails with square balusters.

Ms. Hamm gave background information, a brief building history, and presented the *Proposed Findings of Fact* from the Board Memorandum dated September 21, 2016:

BUILDING HISTORY

This building is located within the Gettysburg Historic District. The structure does not appear on any of the six series of the Sanborn Fire Insurance maps. The 1886 and 1891 maps do not cover that area of Gettysburg and the structure does not appear on any of the remaining series of maps.

PREVIOUS APPROVAL

No prior approvals for 27-29 East Stevens Street

PROPOSED FINDINGS OF FACT

- The structure at 27-29 East Stevens 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. Stone gave a brief presentation and answered Board questions. He said that he wants to replace the porch floor with mahogany tongue and groove. He said that the rails are white Premier vinyl with square balusters. The Board would recommend the approval of the flooring, but would like to see the rails and balusters rehabilitated. He noted that the fascia board would be repaired in-kind. Mr. Shaffer said that the house possibly dates from the 1880s-1900s with Victorian elements. He said that the porch floor is wood and would be replaced with wood, and therefore, could be approved administratively if the applicant would withdraw the railing replacement.

Mr. Shaffer made a **motion** that the Board recommend to administratively approve the replacement of the wood porch floor with mahogany tongue and groove, and the restoration of the bottom posts if necessary as presented in the application dated September 2, 2016 as submitted. The motion was seconded by Ms. Hodges. The motion carried 4-to-0.

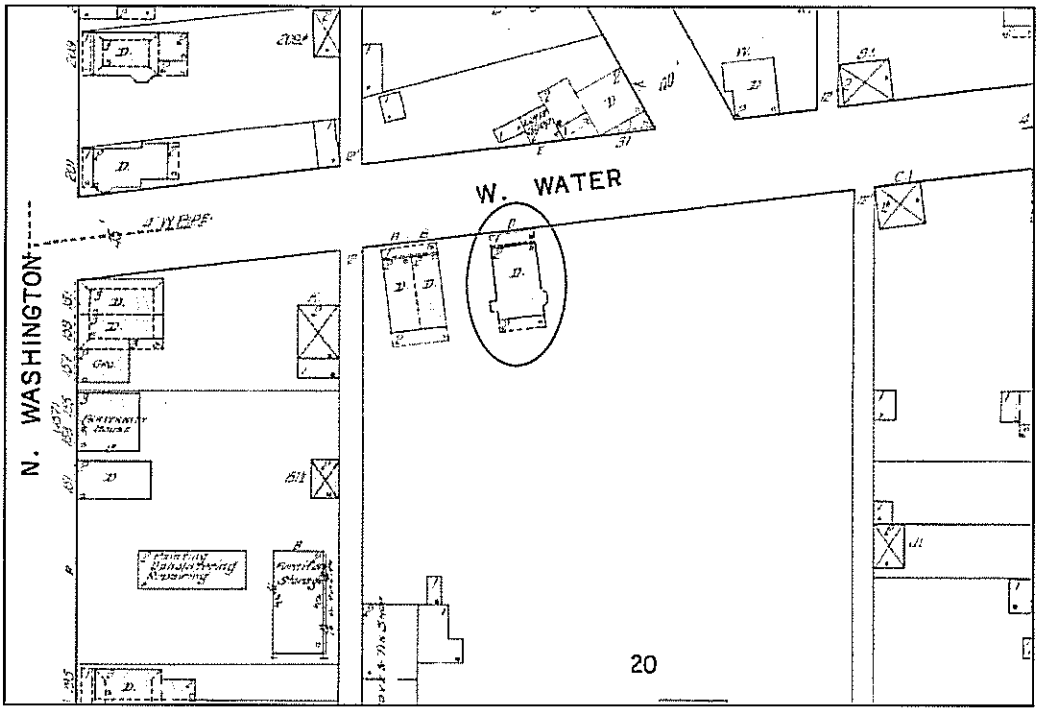
F. COA-16-63, 58 West Water Street, Randy Misner. Alterations. Replace the asphalt shingles on roof with like materials, repaint the porch railings and windows in a white paint with similar materials, and to replace the porch floor with in-kind materials.

Ms. Hamm gave background information, a brief building history, and presented the *Proposed Findings of Fact* from the Board Memorandum dated September 21, 2016:

BUILDING HISTORY

This building is located within the Gettysburg Historic District. The structure does not appear on the 1886 and 1891 Sanborn Fire Insurance maps since they do not cover that area of Gettysburg. The 1896, 1902, and 1907 maps do cover that area of Gettysburg, but the structure is not present on those maps. The structure first appears on the 1912 maps and is shown as a two story solid brick dwelling with wood frame portions at the front and rear.

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



PREVIOUS APPROVAL

No prior approvals for 58 West Water Street

PROPOSED FINDINGS OF FACT

- The structure at 58 West Water 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. Misner gave a brief presentation and answered Board questions. He said that he will remove the existing roof, repaint the porch railings and windows in white paint that is similar to what was used previously on the property. He said that he will replace the wood porch floor boards with in-kind materials.

Ms. Gustafson made a **motion** that the Board recommend to administratively approve the replacement of the asphalt roof and wood porch floor with in-kind materials, and to paint the porch railings and windows with white paint as presented in the application dated September 13, 2016 as submitted. The motion was seconded by Ms. Lingle. The motion carried 4-to-0.

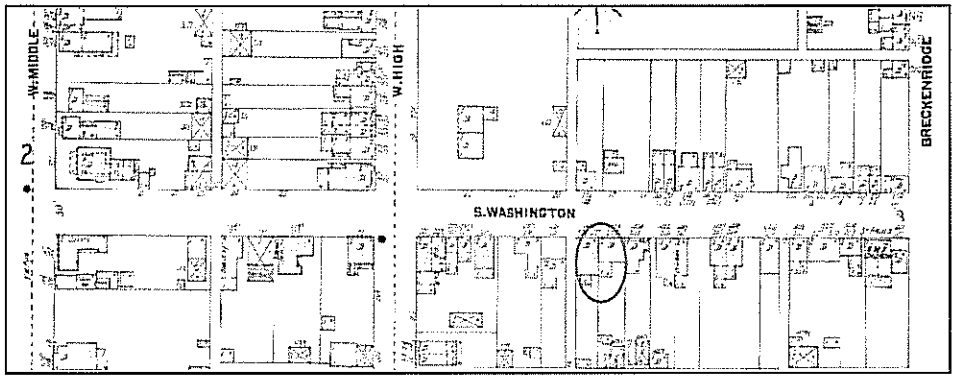
G. COA-16-64, 211 South Washington Street, William M. Howlett. Alterations. Install lap siding over the present siding, and to apply the new siding over the existing glass-enclosed addition.

Ms. Hamm gave background information, a brief building history, and presented the *Proposed Findings of Fact* from the Board Memorandum dated September 21, 2016:

BUILDING HISTORY

This building is located within the Gettysburg Historic District. The structure does not appear on the 1886 and 1891 Sanborn Fire Insurance maps since they do not cover that area of Gettysburg. The 1896 maps do cover that area of Gettysburg, but the building is not present. The building first appears on the 1902 maps as a two story solid brick dwelling with a one story wood frame portion at the rear. It appears on the 1907 maps in the same configuration. On the 1912 maps, the wood frame portion at the rear is shown as two stories instead of one story.

Included is a view of the property from the 1902 map:



PREVIOUS APPROVAL

No prior approvals for 211 South Washington Street.

PROPOSED FINDINGS OF FACT

- The structure at 211 South Washington 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. Howlett gave a brief presentation and responded to Board questions. He said that the current T-111 siding is deteriorating due to water damage, and that he would like to replace it with 4-inch Reveal lap siding over the present T-111 siding. He would like to apply to the existing glass-enclosed addition, which was formerly a porch, located to the left side of the house. He said that he would like to replace the water-damaged T-111 siding at the bottom with ½-inch plyboard. He said that the vertical boards at the corners would remain unless they are water-damaged, in which case they will be replaced with 1-inch-by-4-inch-by-3/4-inch board.

Ms. Hodges made a **motion** that the Board recommend that Borough Council issue a Certificate of Appropriateness for 211 South Washington Street to install lap siding over the present siding, and to apply the new siding over the existing glass-enclosed addition as submitted in the plans depicted in the application dated September 15, 2016. The motion was seconded by Ms. Gustafson. The motion carried 4-to-0.

A. COA-16-54, 29 North Washington Street, BB&T Bank. Alteration. Remove existing Automated Teller Machine and replace with a new one.

Ms. Hamm gave background information, a brief building history, and presented the *Proposed Findings of Fact* from the Board Memorandum dated September 21, 2016:

BUILDING HISTORY

This building, the BB&T branch bank, is located within the Gettysburg Historic District. The property appears on the 1886 Sanborn Fire Insurance maps, which are the first of the series, and had a frame structure labelled as "Livery." The structure appears on the 1891 maps with a frame addition extending to the rear property line. The structure appears in the same configuration on the 1896, 1902, 1907, and the 1912 maps. This structure is no longer present on the property. The current BB&T branch bank building is a brick structure and appears to be less than 50 years old.

PREVIOUS APPROVAL

No prior approvals for 29 North Washington Street.

SECRETARY OF THE INTERIOR'S GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings does not provide recommendations for equipment such as Automated Teller Machines.

GETTYSBURG DESIGN GUIDE

The *Gettysburg Design Guide* does not provide recommendations for equipment such as Automated Teller Machines.

PROPOSED FINDINGS OF FACT

- The structure at 29 North Washington Street is a nonsensitive 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 not a contributing structure to the Gettysburg Battlefield National Register Historic District.

Ms. Lingle made a **motion** that the Board table the application for the property at 29 North Washington Street to remove the existing Automated Teller Machine and replace it with a new one due to the lack of representation and information. The motion was seconded by Ms. Gustafson. The motion carried 4-to-0.

PENDING ADMINISTRATIVE APPROVALS

1. **COA-16-56, 114 Buford Avenue, Michelle Agapakis. Install a new sign on the property where a previous free-standing sign was located.**

   Ms. Hamm discussed the permit approval process for their sign and the occupancy permit. She stated that the property was previously a rental by the Egloffs who owned the property, and that the sign was denied because the business first needed a change of occupancy permit. Mr. Shaffer said that HARB does not review a sign, but will review it as part of an appeal. Ms. Hamm explained the permitting process including land use. They were instructed to contact PMCA.

2. **COA-16-62, 37 North Fourth Street, John Berg. Attach new sign for PennDOT Driver License Center.**

   Mr. Shaffer noted that signs are not reviewed by HARB unless there is an appeal.

Reports

A. **Administrative Approvals**

   A. **COA-16-47, 53 East Middle Street, Historic Gettysburg-Adams County. Remove and replace existing asphalt shingles, felt, and drip edge down to plywood sheeting.** Approval dated 8-17-16.

   B. **Letter from Mindy Crawford**

      Mindy Crawford reviewed the proposals for installing traffic signal-mounted antennae in the Gettysburg Historic District in her September 20, 2016 letter to the Borough Building Code Official Clem Malot (see attached). Her recommendation is that HARB officially review this project in order to fully comply with the protocol from FCC and the PASHPO. She said that even if the Borough decides to proceed without waiting for HARB or Borough Council approval, there should be an official review and recommendation made by HARB and Borough Council.

   C. **Reports of Chair**

      Board discussed Borough search for a Planning Director, the ongoing window survey, and the regulation of satellite dishes in the Historic District.

Other Business

There was no other business.

With no other business before the Board, the Board adjourned the meeting at 8:35 PM.

Respectfully submitted,

Karen M. Mesher
Borough Management Assistant

preservation
PENNSYLVANIA

257 North Street, Harrisburg, PA 17101 tel 717.234.2310 fax 717.234.2522 info@preservationpa.org www.preservationpa.org

September 20, 2016

R. Clem Malot, MCP
Chief Code Official
PMCA
380 Wayne Avenue
Chambersburg, Pa. 17201

RE: Gettysburg Historic District (Wireless Antennae)

Dear Clem,

At your request, I have reviewed the proposals for installing traffic signal-mounted antennae in the Gettysburg Historic District. I was able to speak with several colleagues who were familiar with both the equipment and the process for approval of their installation.

Because the installation of antennae is a federal undertaking, it is subject to a Section 106 Review and, as a result, is reviewed by the Pennsylvania State Historic Preservation Office (PASHPO). One important thing to note is that the PASHPO has established a policy that all installations of this type MUST be reviewed by the local municipality, and if there is a historic district, by the HARB or design review commission. Therefore, whether or not an adverse effect is anticipated as a result of the installation, the HARB in Gettysburg should officially review these applications.

Regarding this undertaking in particular (FCC-0009622727), it appears that this application has been pending for more than a year. The PASHPO approved the application on November 30, 2015 and while they determined that there would be no adverse effect, their approval came with the requirement that the local municipality/HARB would review the application. It appears that Scott Dellett did receive a letter in November 2015 but there is no record of his reply and/or comment.

I believe there are a total of 13 antennae installations planned so I would be sure that the six you provided to me for review are the only ones that are in the historic district.

My recommendation is that the HARB officially review this project in order to fully comply with the protocol from FCC and the PASHPO. Even if the Borough decides to proceed without waiting for HARB or Borough Council approval, there should be an official review and recommendation made by HARB and Borough Council.

As for the impact on the Historic District, I do not believe the installation of these antennae will negatively affect the historic character of the Gettysburg Historic District. However, technology changes rapidly and I would suggest that the recommendation to approve (if that is HARB's decision) include a notation that if the equipment is no longer in use or is replaced by new technology, that these antennae be removed within six months of obsolescence.

Please feel free to contact me if you have additional questions.

Sincerely,

Mindy Gulden Crawford

Mindy Gulden Crawford
Executive Director