



June 21, 2023
Historic Architectural Review Board Minutes
Troxell Council Chambers
Borough of Gettysburg

Chair Gary Shaffer called the Historical Architectural Review Board Meeting to order at 7:00 PM on Wednesday, June 21, 2022 in Troxell Council Chambers, 59 E. High Street. A quorum of seven (6) Board Members was present. Those in attendance were **Board Members:** Chair Gary Shaffer, Vice-Chair Brandon Stone, Joan Hodges, Paul Witt, Suzanne Christianson, and, Gettysburg Building Code Official Clem Malot of PA Municipal Code Alliance; and Planning Management Assistant Karen Mesher; **Absent Board Member:** Director of Historic and Environmental Preservation Debra English; **Others in Attendance:** Main Street Gettysburg (MSG) President Jill Sellers, MSG Office Administrator Wendy Flax, MSG Board Secretary Skip Hockley, MSG Chair and owner of Lark Timbrel Wallace, Lark owner Scott Wallace, MSG Board Member Peter Miele, Borough Manager and MSG Non-Voting Advisory Director Charles R. Gable, Crabtree Rohrbaugh and Associates Inc. Project Architect Connor Phiel, all representing 340 Baltimore Street; Attorney Kurt E. Williams, Salzmans Hughes PC, and Senior Project Manager Alex Tweedie PE, Landcore Engineering Consulting, both representing the Gettysburg Station Project; Borough Planning Director Carly Marshall; Gettysburg Borough Councilor Judie Butterfield; Adams Economic Alliance (AEA) President Robin Fitzpatrick; Sharon A. Monahan, 114 W. Broadway; representing the press was Jim Hale with the *Gettysburg Times*; and filming by *Community Media-ACCTV*.

Call Meeting to Order

Chair Gary Shaffer called the meeting to order at 7:00 PM in Troxell Council Chambers and conducted a roll call of members in attendance and confirmed a quorum of five (6) voting members present.

Introductions and HARB Review Procedures

Chair Shaffer introduced the Board 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 agenda topics and 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. He said that ***"HARB is a design review board only; and that each project must meet all other Borough ordinances and building code requirements prior to final approval through Borough Council."*** Borough Council will next meet on Monday, July 10, 2023.

Review of Agenda and Minutes

Chair Shaffer asked the Board to accept the June 21, 2023 HARB Meeting Agenda as presented. Vice-Chair Stone made a **motion** to accept the June 21, 2023 HARB Meeting Agenda as presented. The motion was seconded by Ms. Hodges and **carried 6-to-0 without dissention**.

Chair Shaffer asked the Board to accept the November 16, 2022 and the March 15, 2023 HARB Meeting Minutes as submitted. Mr. Witt changed “calk” to caulk” on page 2 under COA-230015 in the March 15, 2023 HARB Meeting Minutes. Ms. Hodges made a **motion** to accept the November 16, 2022 HARB Meeting Minutes as submitted and the March 15 2023 HARB Meeting Minutes as amended. The motion was seconded by Vice-Chair Stone and carried 6-to-0 without dissention.

Public Comment for Items Not on the Agenda

Adams Economic Alliance President Robin Fitzpatrick wished HARB Member Paul Witt a “Happy Birthday” today!

Public Comment for Items on the Agenda

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

New Business: Applications for Review

- A. COA 23-00040 CRITICAL PROJECT: 33 W. Middle Street – Gettysburg Strength and Conditioning**
Rebuilt of rotted rear porch, change in railings, fascia 6/21/2023trim boards, and post wrapping. Change from wood to synthetic materials for porch floorboards.

Chair Shaffer stated that this project be tabled until the July 19, 2023 HARB Meeting do to a lack of representation for this project.

- B. COA 23-0038 CRITICAL PROJECT – 340 Baltimore Street- Borough of Gettysburg – Charles Gable**
Demolition of 340 Baltimore Street to be replaced with a Welcome Center with ADA accessible restrooms and rest center.

Chair Shaffer gave background information and a brief project description as noted in the June 21st HARB Meeting Agenda. He said that the project scope includes the demolition of an existing residential two-story wood frame dwelling, and that the new construction of a welcome center will be open to the public and stated that all applications must meet the *Secretary of the Interior Guidelines*. He said that the structure first appeared on the Sanborne Fire Insurance Maps in 1912 as a two-story frame dwelling with a two-story side porch and a two-story rear framed building with a one-story frame porch on the south-facing side of the rear building. He said that all roof material is noted as shingled. He said that the permit history includes a 2018 Demolition Permit which was pulled, a 2021 Banner Permit, and the current 2023 Demolition Permit. Staff recommends the approval for the demolition.

Borough Manager and Main Street Gettysburg (MSG) Non-Voting Advisory Director Charles R. Gable, representing the property, said that there are three parts to tonight’s presentation, and he will present the overall project to the Board, Architect Connor Phiel will present the design scope, and MSG President Jill Sellers will present the project funding and vision of the project; and all will answer any Board questions. Manager Gable gave a brief presentation describing the demolition project application, the mission statement, economic development, operations, historic preservation, and legacy of the project (see attached presentation). He recognized the Steering Committee to include: MSG Board Secretary Skip Hockley, MSG Board Member Peter Miele, MSG Office Administrator

Wendy Flax, MSG Chair Timbrel Wallace, MSG Board Member Karl Pietrzak, and MSG Board Member Jacqueline White.

Manager Gable presented the project to the Board (see attached). He said that the property is situated in the middle of the Gateway Connectivity and Baltimore Revitalization Projects and that the new Gettysburg Welcome Center would play a vital role in both projects. He noted that the current structure, "the Little Brown House", at 340 Baltimore Street is not collapsing due to neglect, did not present an economic hardship; but the Borough was looking to demolish the structure to pave the way for the Gettysburg Welcome Center which would provide a substantial public benefit, promote tourism, attract new businesses, and create new jobs. He said that the new structure would have much needed public restroom facilities, provide an information center, create a community space, and provide a transportation HUB for visitors. He said after the demolition of the existing structure, the new commercial "Gettysburg Welcome Center" would be constructed. He stressed that the Borough did not neglect this structure.

Project Architect Connor Phiel of Crabtree Rohrbaugh and Associates gave a brief presentation (see attached) and answered Board questions. He noted that C. S. Davidson will be the civil engineers for the project. He said that the current structure has a dilapidated rear porch and is sloping eleven inches and has a simple gable roof. He said that C. S. Davidson identified all neighboring structures to this property so that any demolition/construction would not affect those properties. He said that the centrally located property has a rear accessible parking lot; and that he has referenced the Borough of Gettysburg, the Historic District, the Harrisburg Historic District, and the DC Historic District during his five-year involvement with this project. He said that the new construction would blend in with the existing environment and should reflect the period of new construction complete with existing streetscape with outside directional signage and benches. He said that he had reviewed several two-story buildings of similar style and size in the Borough that were defined by masonry brick buildings; and noted that the proposed site plan showed a maximum width of the site is 30 feet wide and 143 feet long with the maximum width of the building is 20 feet wide (18 feet wide inside). He said that the first floor would house the information center, five accessible single-user ADA bathrooms, drinking fountain a bench and a janitor's closet; and that it will be accessible in the front, ADA accessible on the south side, and in the rear. He said that the second floor would house a conference room, three offices, a kitchenette, and a janitor's room. He said that the rear yard would have three parking spaces accessible from Schoolhouse Alley, privacy fencing and a rear yard; and that the front would have new sidewalks that would be consistent with the proposed streetscape. He said that the façade would include brick masonry and horizontal siding in the rear with an asphalt roof, horizontal gutters, and new gooseneck lamps in front over the signage. He said the rear of the structure would have a residential feel to it and would not have any accessory structures; and that the second floor is accessible by an interior rear stairway. He noted that the interior hallway to the restrooms on the first floor is lit by windows.

MSG President Jill Sellers gave a brief presentation (see attached) about the mission statement of the project: "to collaborate with community partners for the preservation, revitalization, and improvement of the historic district of Gettysburg". She said that MSG has collaborated with all community partners through long-range planning and business opportunities to include the Steinwehr BID and the Baltimore Street Revitalization Project. She said that there is a 30-year investment strategy to connect Steinwehr Avenue to Lincoln Square via Baltimore Street; and that the proposed structure at 340 Baltimore Street aligns with both projects providing a walkable information

site with accessible bathrooms in the historic district. She highlighted the history of the Gettysburg Information Center, noting that it vacated the Historic Gettysburg Train Station on Carlisle Street in 2002, and it moved to the Baltimore Pike in 2008. She said that the Steinwehr Revitalization was completed in 2015, and that the Borough had acquired the “Little Brown House” at 340 Baltimore Street in December, 2017. She noted that the Adams County built the new Adams County Historical Society Museum to the north of the Borough in Cumberland Township in 2022. She said that 16 new businesses came to the Borough between 2021 and 2023 after the pandemic, that there are \$480,00 plus façade improvement projects underway, and that the REDDI Project will be coming soon, and a new ADA compliant bus tour facility on Baltimore Street. She said that the new Gettysburg Welcome Center would be an anchor to the Baltimore Street Revitalization Project and will connect Steinwehr Avenue with the downtown business district with a safe walkable path that will encourage longer visits by tourists. She said that the funding structure for the Gettysburg Welcome Center Project included the donation of the building in 2017 (\$175,400), the beginning of the Capital campaign in 2021 (\$15,000), engaging an architect for the project in 2022 (\$102,000), and written into the FY24 Congressional Appropriation Budget for Construction in 2023 (other construction funding through America250PA Infrastructure Project and the Endowment Campaign for Operations. She noted the history of the building: Winebrenner Tannery using rotational exhibits with the Adams County Historical Society and the Gettysburg Foundation; and that the cast iron grates, timber, and stonework etc. could be repurposed if possible.

HARB members asked the presenters questions concerning the project to include the possibility of donating structural items to the Architectural Warehouse; the ceiling height of the building which Mr. Phiel said that it would be 10 feet high on the first floor and approximately 9 feet high on the second floor; that solar panels would not be used; discussed the window style which would be aluminum clad windows, possibly two-over-two in style, to replicate taller more slender windows; and Mr. Phiel noted that the first floor is a public space (ADA accessible) and that the second floor is private office space; and Ms. Sellers said that the project is funded but not confirmed funding and noted that no demolition would occur unless new construction permits are secured. Building Code Official Malot said that a complete demolition application is needed for HARB review; and Chair Shaffer asked if the design drawings were completed for the new structure, and Mr. Phiel said that the complete construction specs are in progress pending grant funding. Chair Shaffer said that the construction permit is conditioned to the demolition. Mr. Hockley said that this project has endorsements from Pennsylvania Senators Casey and Fetterman and Congressman Joyce; and stressed that federal funding for project construction is conditioned to the demolition approval. He said that the Gettysburg National Military Park along with state and county endorsements have been secured, that the pursuit of a Capital campaign could be considered to cover funding costs, and that the demolition approval from HARB would be a condition for funding. Chair Shaffer questioned the proposed modern rendering of the building and that there are no other store fronts on Baltimore Street in this residential area. Mr. Phiel responded that the new construction of the building would mimic a historic look with a nod to the future, and that there are a lot of commercial buildings on Baltimore Street. Planning Director Marshall said that the property is zoned Residential Office (RO) which is a mix of both residential and commercial. Ms. Sellers said that the building would not be open 24 hours, but the first floor bathrooms would be accessible longer than the information center and would follow a seasonal schedule. Mr. Phiel said that the first floor bathrooms could be separated from the information area by a door moving forward; and said that gooseneck lighting would be used on the front façade above the building signage, and that electrical engineers are working on the project to address outside lighting and code requirements.

Chair Shaffer presented *The Proposed Findings of Fact* for the demolition / new construction at 340 Baltimore Street. He said that the structure is located within the boundaries of the Gettysburg Historic District, the current structure is a sensitive building over 50 years old at the time of application and is visible from the public view way from both Baltimore Street and Schoolhouse Alley to the rear of the building and thus comes under the review right of this Board. He said that the proposed demolition is conditioned to the new construction of the Gettysburg Welcome Center, and that more information is needed for the approval of a concept for the new building; but we can indicate that the demolition of the existing building would result in a new building with substantial public benefit at the site; and that the demolition would be conditioned to the final approval of the new construction.

Mr. Witt made a **motion** to recommend that Borough Council issue a Certificate of Appropriateness for 340 Baltimore Street, "The Little Brown House", to approve the demolition of the structure and the concept design for new construction, emphasizing that the demolition will result in the construction of a new building that would benefit the public; and that the demolition would occur only when a permit for new construction is ready to commence per the application dated May 10, 2023. The motion was second by Vice-Chair Stone. **A roll call vote was taken with 6 Yays and zero Nays and carried 6-to-0.**

- C. **Gettysburg Station Project** between Carlisle and Stratton Streets in the Residential/Office Redevelopment District (ROR): Planning Director Marshall introduce this project to the Board for their review and to take comment on their application for the extended building height to the Zoning Hearing Board at their meeting on Wednesday, June 28th at 7PM in Council Chambers. She said that a Zoning Text Amendment for the ROR was added in 2018 to address construction at the former REDDI site. The amendment allowed a mixed use building at Building B with an overall building height of 48 feet and with additional feet added up to 72 feet with building incentives: internal parking, relocation of the transit station to North Stratton Street, public green space, and the addition of a Gettysburg Innerloop Bike trail. She introduced the applicants, Attorney Kurt E. Kramer of Salzmann and Hughes PC, and Senior Project Manager Alex Tweedie PE, Landcore Engineering Consulting who are both representing the project and had earlier made their presentation before the Planning Commission at their meeting on Tuesday, June 20th.

Attorney Kramer said that the proposed Gettysburg Station site would include 186 residential dwelling units spread over three buildings with a proposed 7,000 square feet of restaurant floor space and 8,000 square feet of retail floor space spread out over each of the three buildings. He said that the property, owned by Tim Harrison, is very committed to the project. He said that the parking would add 195 parking spaces to include a mix of surface (100) and subsurface (95) parking. He said that they plan to meet the special incentives for the additional height for the design elements: internal parking would add 24 ft, relocation of transit center would add 12 ft, and the addition of a bike trail would add 12 ft. He said that are very close on meeting the 25 percent public green space, but do not need it.

Senior Project Manager and Civil Engineer Alex Tweedie addressed the additional parking, noting that the design of the building takes advantage of the slope providing for internal and covered parking which would give direct access to parking for the residents, and the design of the proposed building takes advantage of that elevation for that type of parking with simple parking circulation. He said that there are 195 proposed versus 129 required parking which would allow the incentive of 24 feet in additional building height. The Relocation of the Gettysburg Transit Center from Carlisle Street to

North Stratton Street would meet the second 12 foot increase in building height incentive to include public restrooms north of the railroad tracks. He noted that Rabbit Transit favors the new facility that would be at the developer's cost. He said that the Gettysburg Innerloop Connection would third 12 foot building increase would follow the railroad tracks to the north and continue alongside the new transit center. He said that all the incentives add up to an additional 48 feet, but the building height maxes out at 72 feet. He said that building A and C will both be at 48 feet and Building feet would be 72 feet in height. Vice-Chair Stone asked about the addition of building mechanicals, and Attorney Kramer noted that the building could go up to 84 feet with the addition of mechanicals but is undecided at this time.

Planning Director Marshall mentioned a few of the standards from *Code of Ordinances Borough of Gettysburg* Chapter 27-1524, Subsection 3 for HARB to consider: a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and /or planned street proportions; b) create a transition in scale to nearby buildings; c) provide adequate privacy, sunlight, and sky view ensuring adequate separation between building walls; d) minimize shadows and uncomfortable wind conditions on adjacent or nearby lots and open spaces. She said that those are the criteria that the Zoning Hearing Board would be reviewing for the Gettysburg Station Site Special Exception and Variance application.

Attorney Kramer stated that there will be at least 35 feet between the proposed buildings and the existing neighboring buildings, keeping the taller center building away from residential structures. He said that they are seeking recommendations from Council, Planning Commission, and HARB for the issuance of the written report. Planning Director Marshall said that she could provide a unified letter from HARB to the Zoning Hearing Board with their unified comments concerning the building height. He said that their renderings and plans are complying with the ordinance to achieve the 72 foot building height.

Chair Shaffer made a **motion** that HARB goes on record after their review of the preliminary Gettysburg Station Presentation to the Zoning Hearing Board Special Exception that they have no exception to the proposed building height requested for the "center building B". The motion was seconded by Vice-Chair Stone and carried **6-to-0 without dissent**.

Reports

A. Consent Agenda Requiring Board Administrative Approval Since the Last Meeting:

The Board discussed the process for approving projects administratively and how to address Board questions regarding some of these projects; and that the list is getting increasingly longer (**Note:** the Administrative Approval List includes items approved administratively since the March 15, 2023 HARB Meeting).

- **COA 23-013 MINOR PROJECT – 43 W. High Street – Larry Steinour**
Removal of old chain link fence and replace with four-foot picket style PVC fencing to rear side of property not visible from High Street.
- **COA 23-0016 MINOR PROJECT: 42 South Street – Jocelyn A Swigger**
Shingle-to-shingle roof replacement; all in-kind materials with no new materials permitted. All applications must meet the *Secretary of the Interior Guidelines*.

- **COA 23-0017 MINOR PROJECT – 26 E. High Street - Georgia Bittle**
Replace rear back porch and foundation damage from a car running into the foundation wall of the porch. The porch steps, rail and concrete/brick foundation wall will be repaired in-kind. All applications must meet the *Secretary of the Interior Guidelines*.
- **COA 23-0020 MINOR PROJECT – 635 S. Washington Street - J. Swigger**
Shingle-to-shingle roof replacement, all in-kind materials no new materials permitted. All applications must meet the *Secretary of the Interior Guidelines*.
- **COA 23-0021 MINOR PROJECT – 122 E. Middle Street James Fleet**
Replace deteriorated chain link fence with 60 linear feet of 5-foot wooden privacy dog eared fencing along rear side yard. All applications must meet the *Secretary of the Interior Guidelines*.
- **COA 23-0022 MINOR PROJECT – 325 S. Washington Street – Hilltown View LLC**
Repair and replace all damaged trim and siding, paint exterior – no color change or new materials. All applications must meet the *Secretary of the Interior Guidelines*.
- **COA 23-0023 MINOR PROJECT – 17 Lincoln Square – Wallace Real Estate Group LLC**
Installation of 64 feet of gutter and down spout on the rear shingle roof slope and rear elevation. Gutter and downspouts will be red to blend with the elevations. All applications must meet the *Secretary of the Interior Guidelines*.
- **COA 23-0024 – 44 W. High Street – Rosemary Meagher**
Replace front porch floor boards and treads with mahogany flooring and treads, apply two coats of paint.
- **COA 23-0025 – 401 Baltimore Street – Loring H Shultz**
Restore and repaint all brick. Please review the *Gettysburg Design Guide* guidelines for brick restoration work.
- **COA 23-0026 – 317 N. Stratton Street – CSC Rental** **WITHDRAWN – Keeping windows as is.**
Finish attic and restore two existing wood attic windows.
- **COA 23-0027 – 646 York Street – Sturgill Realty, LLC**
Replace window and door with sliding glass 12' door store front and replace opening with existing brick removed in previous door opening. Materials will match existing glass and anodized finish.
- **COA 23-0028 – 147 W. Middle Street – Patrick Luckenbaugh**
Residential re-roof replacing corrugated metal roof with Harner 5 V Crimp and installing white metal rain gutters.
- **COA 23-0029 – 43 E. Middle Street – Douglas Miller**
Replace the previous wood railing with new pressure treated wood balusters, spindles and handrails. These would be the same style and look the same as what was previously removed.
- **COA 23-0030– 1-5 Baltimore Street – House of Bender**
Replace the rear west facing kitchen windows in kind or with clad type window with a paintable wood surface. Match historic style of existing windows.
- **COA 23-0031– 147 York Street – Pawel J. Drozd**
Replace windows on second floor 3-bay window with historically similar 1-over-1, wood clad windows.
- **COA 23-0032– 116 Chambersburg Street – Steven Sexton**
Replace approximately 9 rotten boards on the front porch with in-kind wood boards. Replacing two roof trim boards which are to be removed, traced, and replaced with identical in-kind wood trim boards.

- **COA 23-0033– 122-126 Chambersburg Street – Orchard County Realty LLC**
Restoration of the eaves, fascia, and gutter system on the front elevation. Includes framing-out rafters where rot exists and installation of new fascia, framing-out and rebuilding small return on the left elevation of 126 Chambersburg St, and installation of new galvanized 6" half-round gutter, corrugated downspout, and all accessories.
- **COA 23-0034 MINOR PROJECT – 144 W. High Street – Cheryl Barry**
Residential asphalt shingle to shingle roof replacement, all in-kind materials no new materials permitted. Using GAF Timberline HDZ pewter gray. All applications must meet the *Secretary of the Interior Guidelines*.
- **COA 23-0035 MINOR PROJECT – 146 W. High Street – Dennis Herr**
Residential asphalt shingle to shingle roof replacement, all in-kind materials no new materials permitted. Using GAF Timberline HDZ pewter gray. All applications must meet the *Secretary of the Interior Guidelines*.
- **COA 23-0036 MINOR PROJECT – 155 N. Washington Street – Miguel Fernandez**
Residential asphalt shingle to shingle roof replacement, all in-kind materials no new materials permitted. Using GAF Timberline HDZ pewter gray. All applications must meet the *Secretary of the Interior Guidelines*.
- **COA 23-0037 MINOR PROJECT – 9 Steinwehr Avenue – WWWT Ventures LLC**
Replacement of rotted wood siding and trim with new pine siding and trim. Milled to exactly what is there. Paint new surfaces to match. All applications must meet the *Secretary of the Interior Guidelines*.
- **COA 23-0039 MINOR PROJECT – 132 E. Middle Street – Phil Goble**
Install roof mounted solar array and related roof-mounted system and electrical work. All applications must meet the *Secretary of the Interior Guidelines*.

NOTE: HARB is a *design review board only*, each project must meet all other Borough Ordinances and Building code requirements prior to final approval through Council.

Vice-Chair Stone made the **motion** for the Board to table the Administrative Approval Certificates of Appropriateness (COAs) presented since the March 15, 2023 HARB Business Meeting until the July 19th HARB Meeting when Director English could answer Board questions. The motion was seconded by Mr. Malot and **carried 6-to-0 without dissension**.

A. Report of Chair – Chair Shaffer

Chair Shaffer did not have a report at this time.

Ms. Hodges reported her experience to the Board regarding her Italianate Architecture Walk on Friday, May 19th. The "Take A Walk: Downtown Italianate Architecture" walk was sponsored by the Adams County Arts Council and conducted by Nancy Whitman for approximately 10 participants who explored 30 buildings of this style for two hours in downtown Gettysburg. She said that the Italianate style which originated in England in the 1830s was inspired by 16th Century Italian Renaissance and Italian Farmhouse architecture and became popular in the United States in the 1840s – 1880s. She said that there are approximately 95 buildings embodying this style in Gettysburg most notably on Chambersburg Street. She cited the Adams County Courthouse, the Historic Gettysburg Railroad Station, the Evergreen Gatehouse, and the Gettysburg Municipal Building as a few representations of this ornate style which includes: overhanging roofs with brackets, cornices over windows,

embellishments over the windows, porches, and arches. She noted that it gives a person a reason to look up.

Vice-Chair Stone said that he had attended the May 15, 2023 Planning Commission Meeting to discuss the Evergreen Gate House which is the entrance to the Evergreen Cemetery that was established in 1854 (see attached). He said that the structure is orphaned as a historic structure because it falls outside of the Gettysburg Historic District but exists within the National Park Service Federal Historic District. Mike Strong and Tim Smith, both board members with the Evergreen Cemetery, have initiated a Capital Campaign to restore the aging structure. He suggested annexing the Historic Evergreen Gate House into the Gettysburg Historic District; and that the Evergreen Board had also begun the process to register the structure with the Federal Registry of Historic Places. He noted the unique Italianate architectural style and that it is a key icon for the Battle of Gettysburg. He said that the new Adams County Historical Society Museum had devoted an entire section to the historic gate house structure. He would like to recommend to Borough Council that they annex the Evergreen Gate House into the Gettysburg Historic District. Planning Director Marshall said that there is a pending Satellite Dish amendment to the Historic District Ordinance currently being drafted by the Borough Solicitor; and she suggested that the annexation of the Historic Evergreen Gate House could be added to this amendment.

Ms. Hodges inquired about the addition of the historical marker to the Brickhouse Inn at 452 Baltimore Street, and wanted to know if a sign permit was needed and what governs the language on those markers. She indicated that there were errors on the sign and that it has since been removed. Planning Director Marshall said that a sign permit is needed to erect the sign and must be reviewed for a Certificate of Appropriateness, but the language on the sign falls under free speech and is not regulated by the Borough.

B. Report of Staff – *Debra English, Director of Historic and Environmental Preservation*

Director English was not present and did not have a report at this time.

Other Business

There was no other business before the Board at this time.

Public Comment

There was no public comment at this time.

With no other business before the Board, Chair Shaffer made the **motion** to adjourn, and it was seconded by Vice-Chair Stone. The **motion passed 6-to-0**. The meeting adjourned at 9:55 PM.

Respectfully submitted,

Karen Mesher

Karen M. Mesher, Planning and Management Assistant



PROPOSED GETTYSBURG WELCOME CENTER

340 BALTIMORE STREET



HARB MEETING 6-21-23

OWNER:

BOROUGH OF GETTYSBURG

MAIN STREET GETTYSBURG

ARCHITECT: CRABTREE, ROHRBAUGH & ASSOCIATES

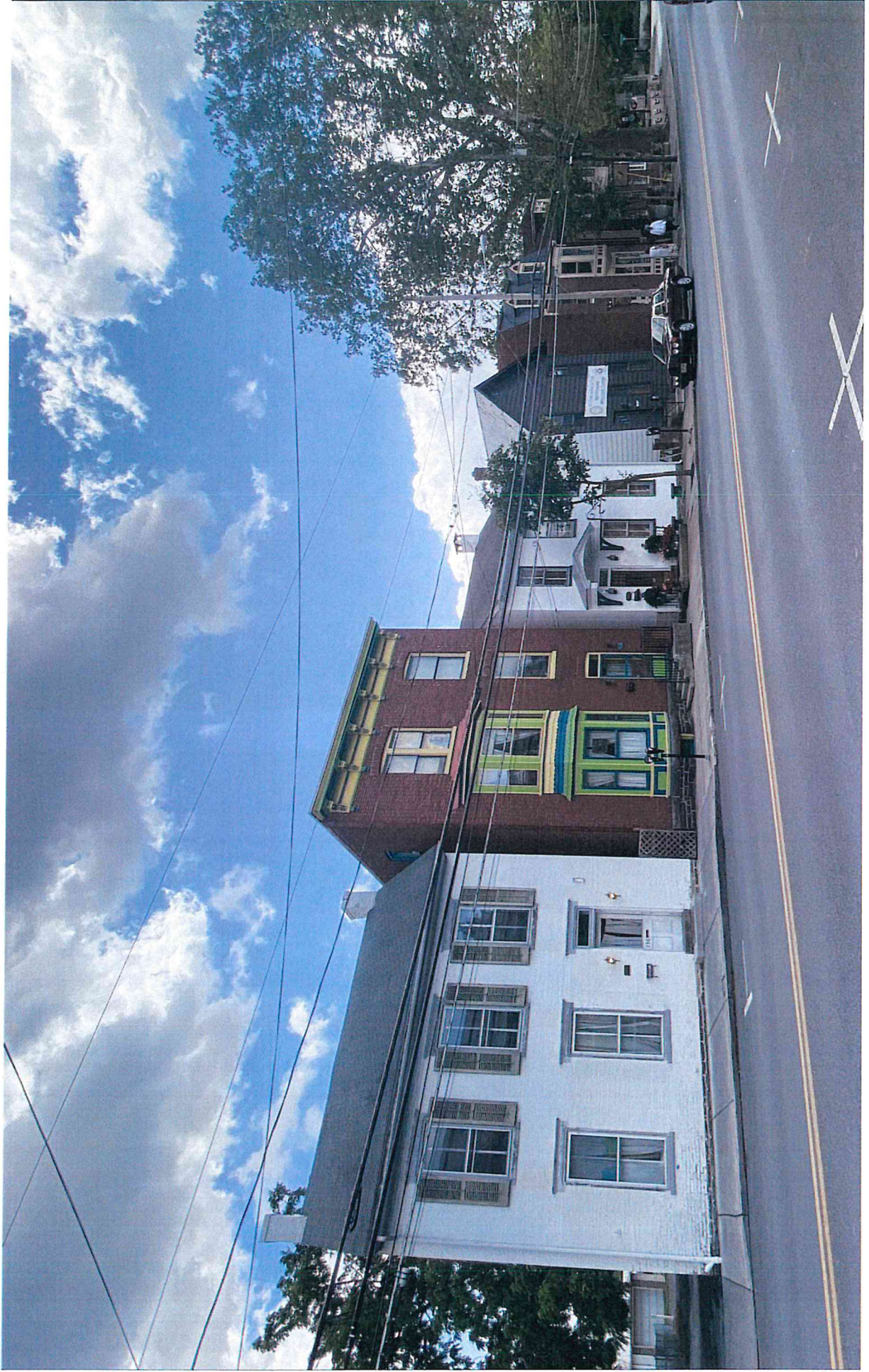
ENGINEER: C.S. DAVIDSON, INC.

PROPOSED CONCEPT RENDERING





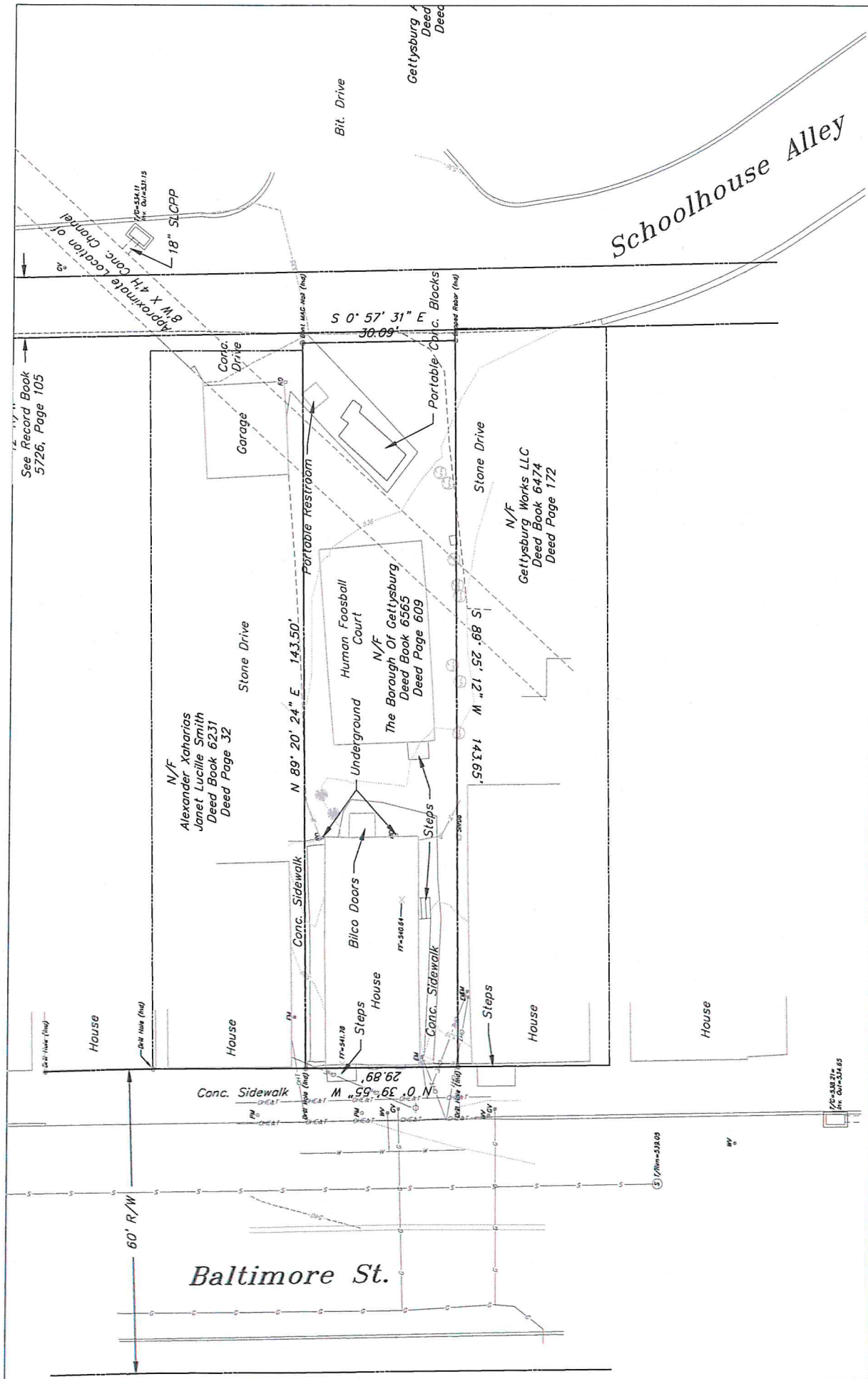
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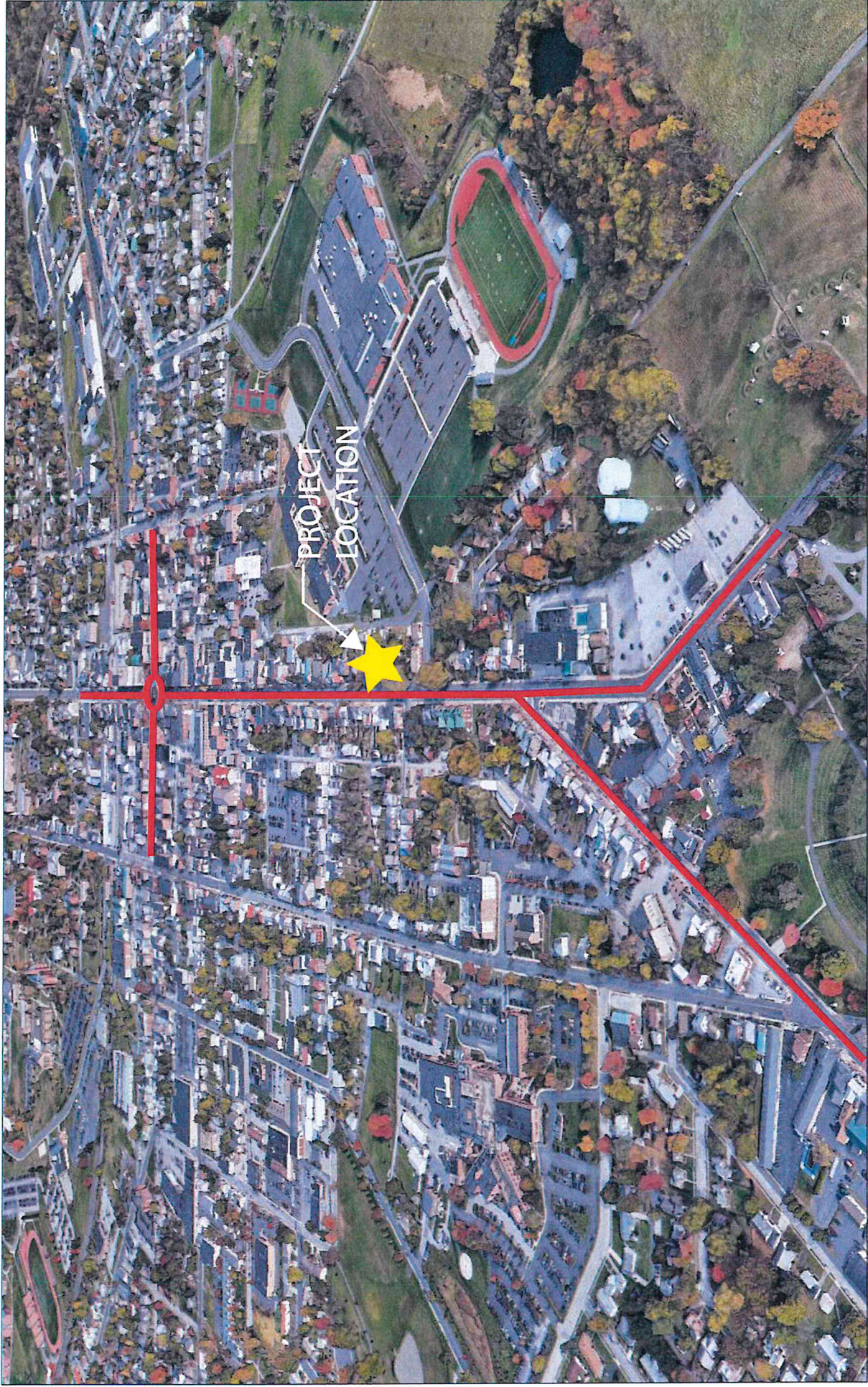
EXISTING CONDITION - BALTIMORE STREET VIEW



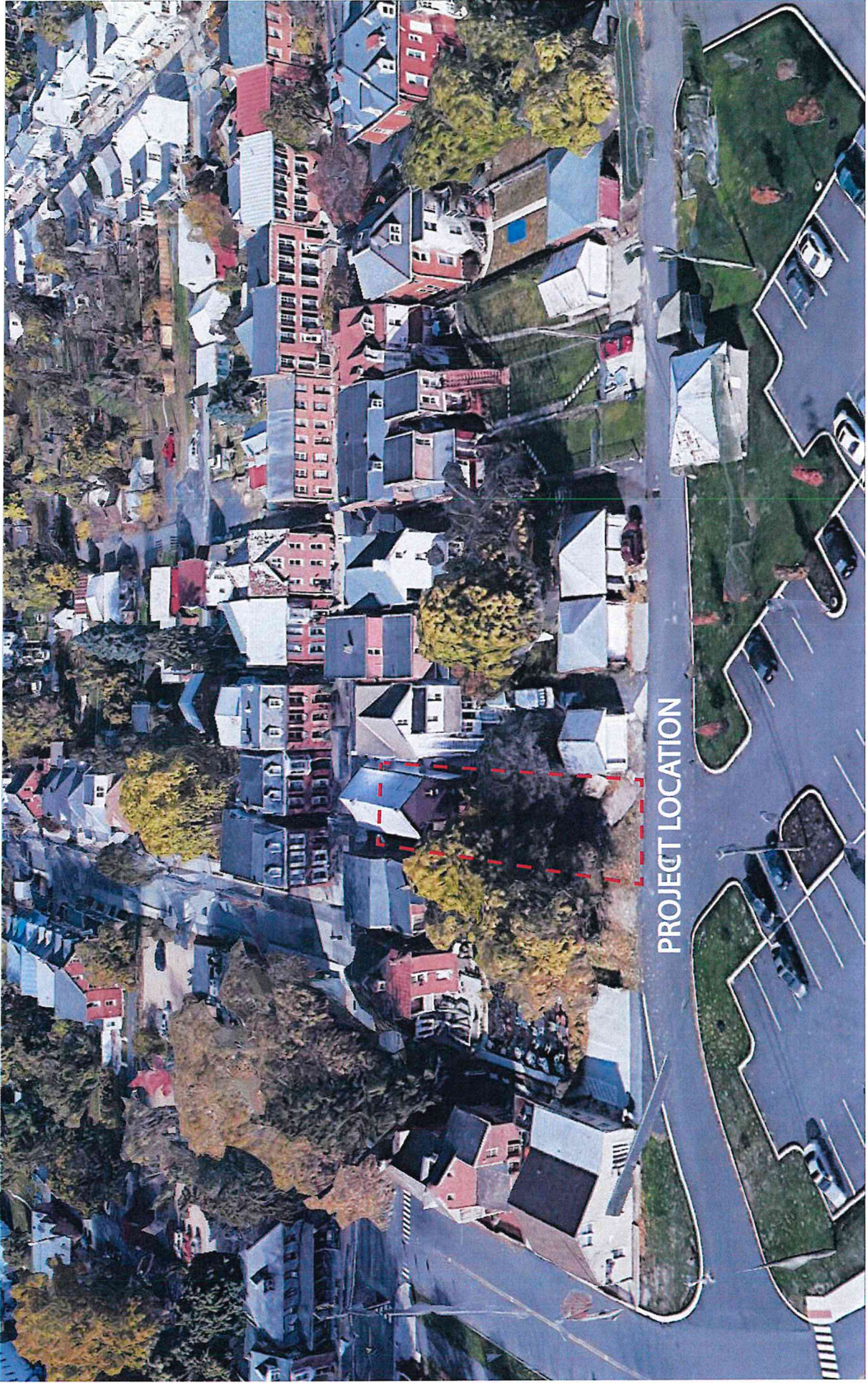
EXISTING CONDITION - SCHOOLHOUSE ALLEY VIEW (REAR YARD)



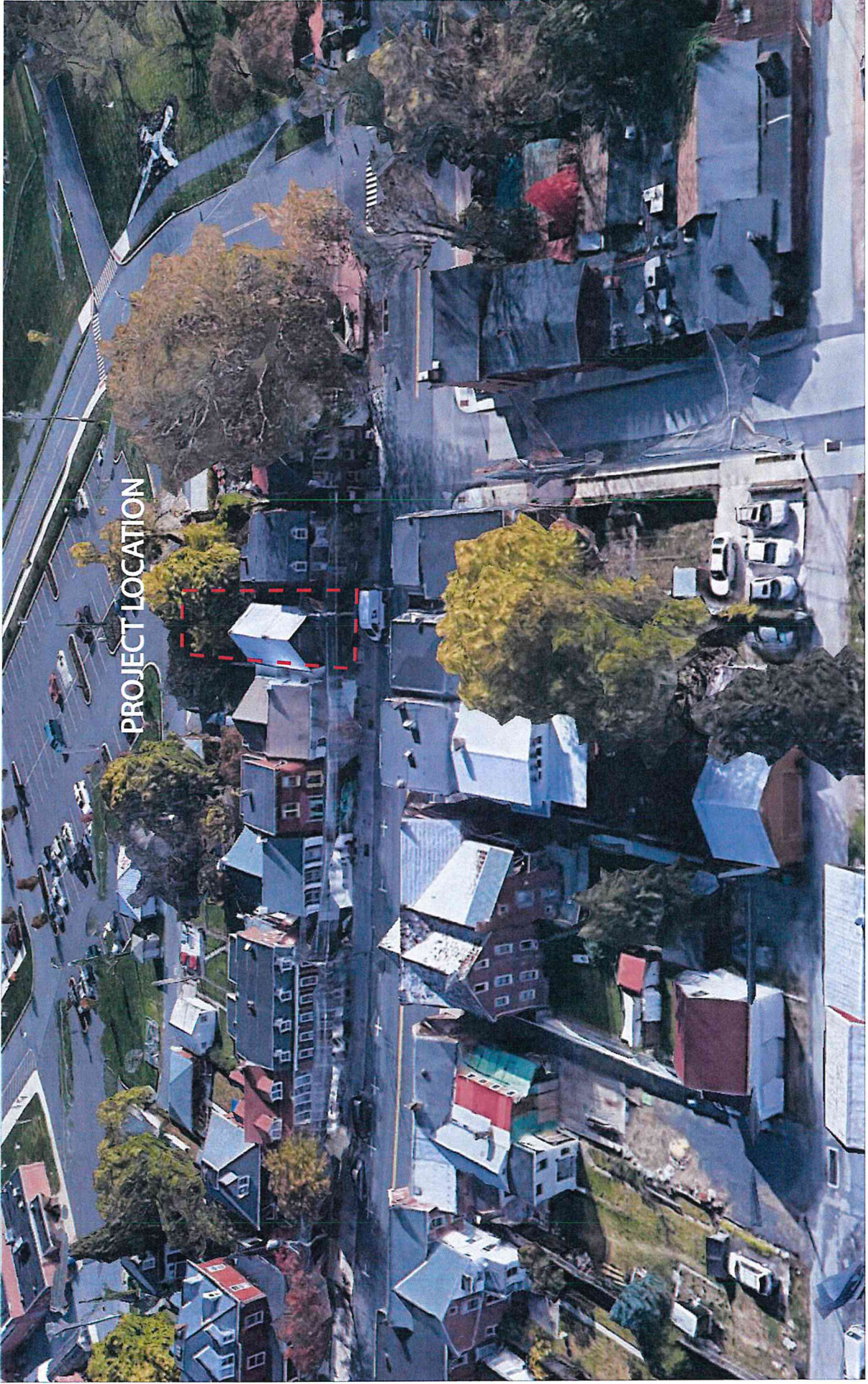
340 BALTIMORE STREET - EXISTING CONDITIONS SURVEY - C.S. DAVIDSON, INC.



AERIAL VIEW - MAIN PEDESTRIAN WALKING ROUTES OF DOWNTOWN GETTYSBURG



EXISTING CONDITION - AERIAL VIEW



EXISTING CONDITION - AERIAL VIEW

Considerations for design of New Construction in Historic District:

- New construction can be a **POSITIVE** contribution to an Historic District
- The new architecture must be **SYMPATHETIC** to the existing historic buildings surrounding it.
- New construction designs should be **INSPIRED** by surrounding buildings and the historic architecture of the neighborhood
- The new construction must **BLEND** into the existing built environment and shall not be an intrusion in the Historic District.
- It must **NOT DETRACT** from the general historic character of the area.
- New construction should **NOT REPLICATE** neighboring historic buildings
 - New architecture should **REFLECT ITS PERIOD** of construction
 - This creates a timeline (dialogue) between architectural styles that represents the evolution of architecture and construction methods.
- **Well designed buildings are “timeless”** and are always valued for their pleasing architectural character, no matter what the current trends may be

Considerations for design of New Construction in Historic District:

- The design of a new building is critical to preserving the character of a historic district.
- The new building should contribute to that character by respecting the LOCATION, DESIGN, MATERIALS and other character-defining elements of the historic buildings, as well as respecting the character of the landscape of the street and district.
- A new building should be COMPATIBLE with the existing environment without exactly duplicating existing buildings.
- By relating to the existing buildings and the environment, but being of its own time, a new building shows a district's evolution just as the existing buildings show its past.

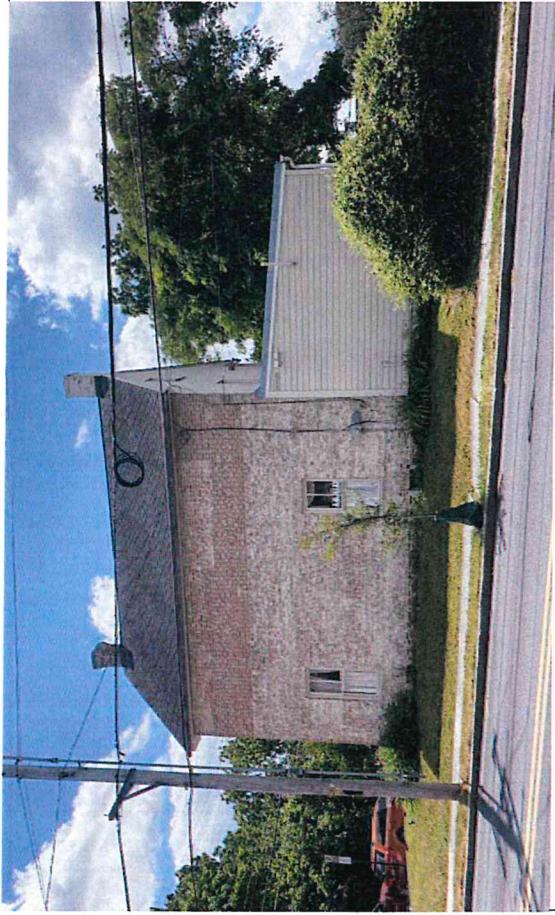
- SETBACK
- ORIENTATION
- SCALE
- PROPORTION
- RHYTHM
- MASSING
- HEIGHT
- MATERIALS
- COLOR
- ROOF SHAPE
- DETAILS & ORNAMENTATION
- LANDSCAPE FEATURES



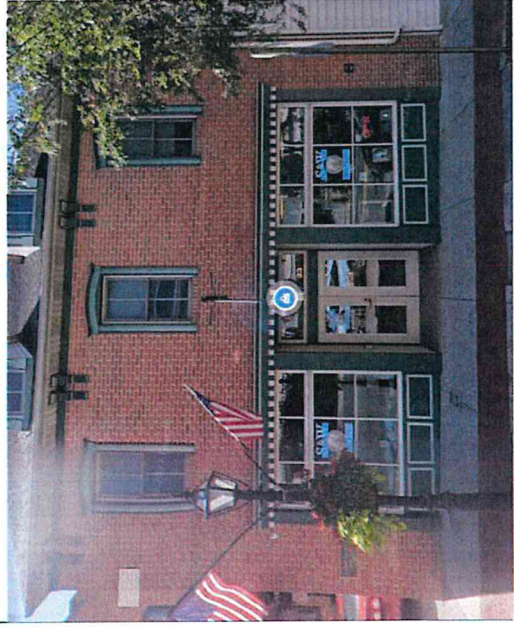
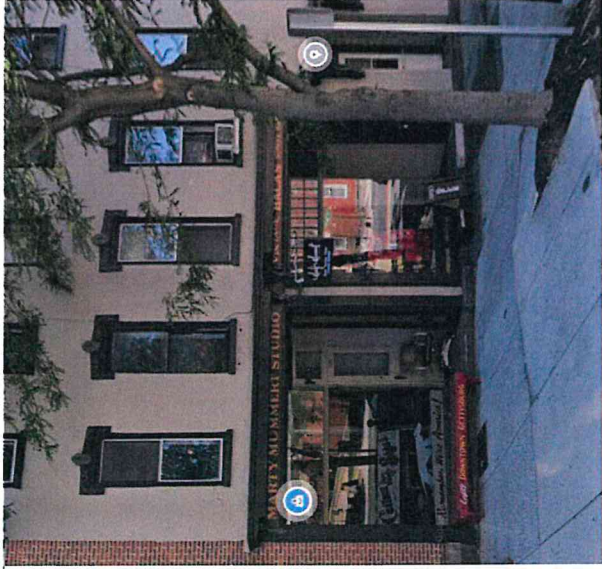
EXAMPLES OF 2.5 STORY GABLE ROOF BUILDINGS IN DOWNTOWN



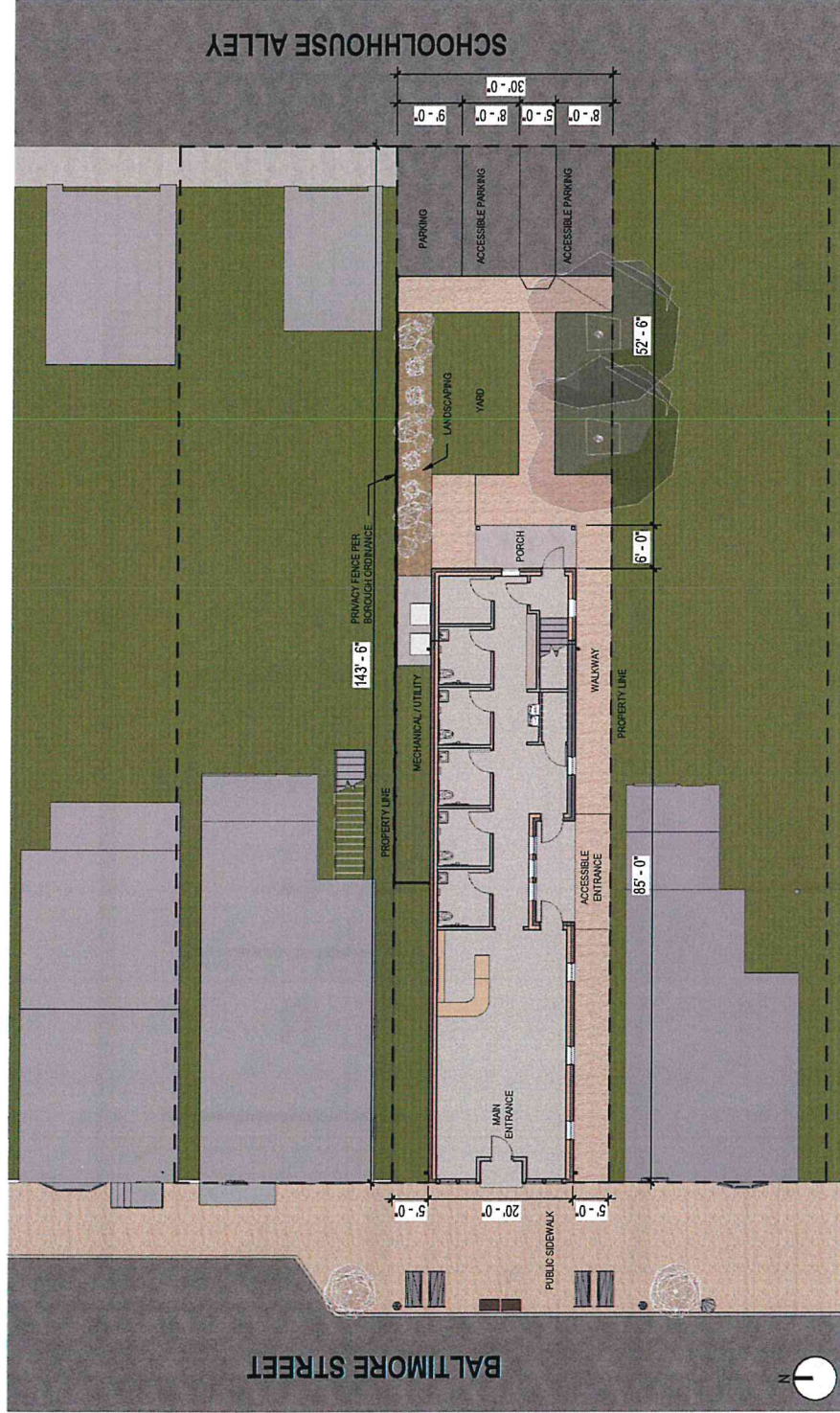
EXAMPLES OF 2.5 STORY GABLE ROOF BUILDINGS IN DOWNTOWN



EXAMPLES OF ONE STORY ADDITIONS AROUND DOWNTOWN GETTYSBURG



EXAMPLES OF STOREFRONTS IN DOWNTOWN GETTYSBURG



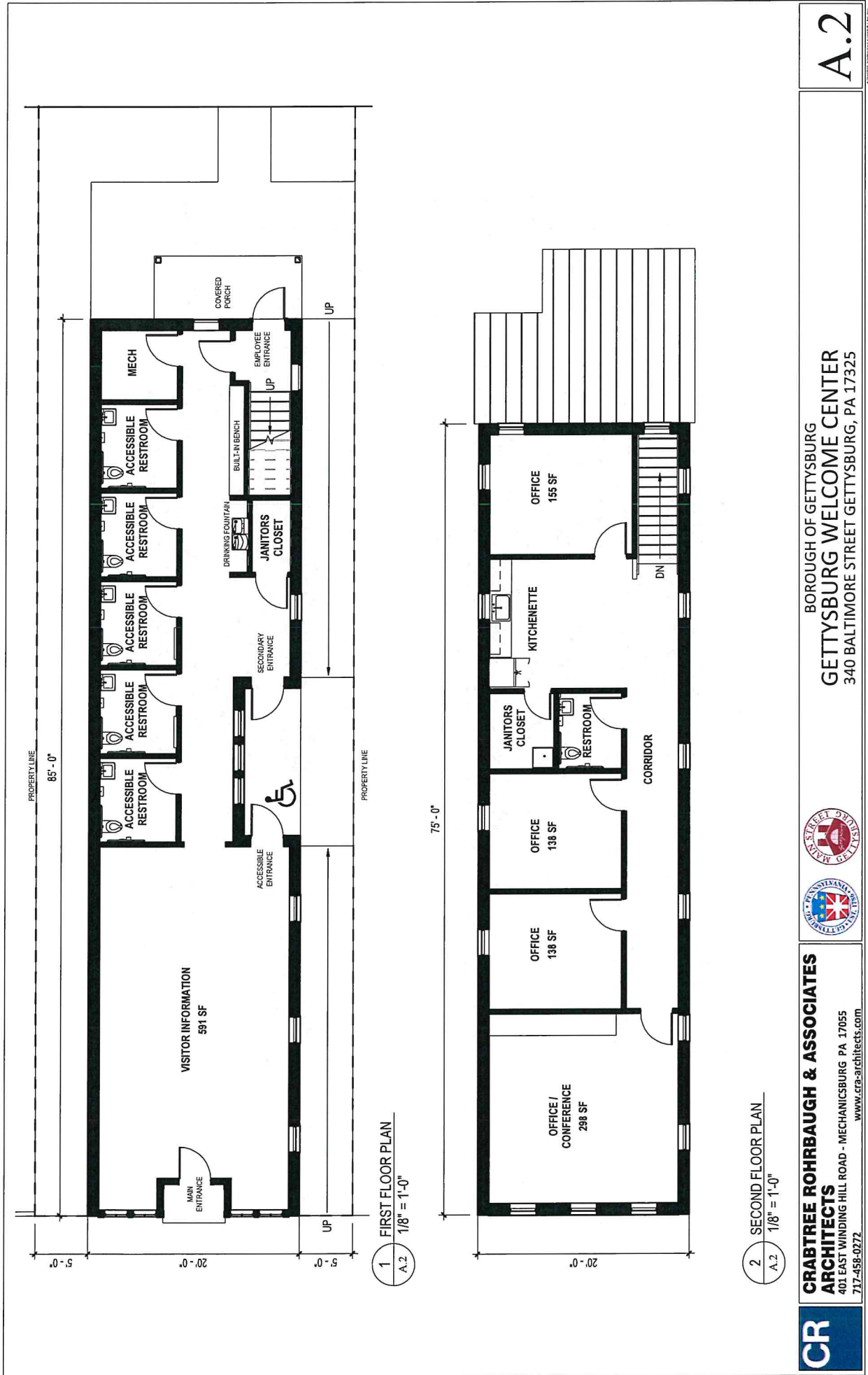
1 PROPOSED SITE PLAN
A.1 1/16" = 1'-0"

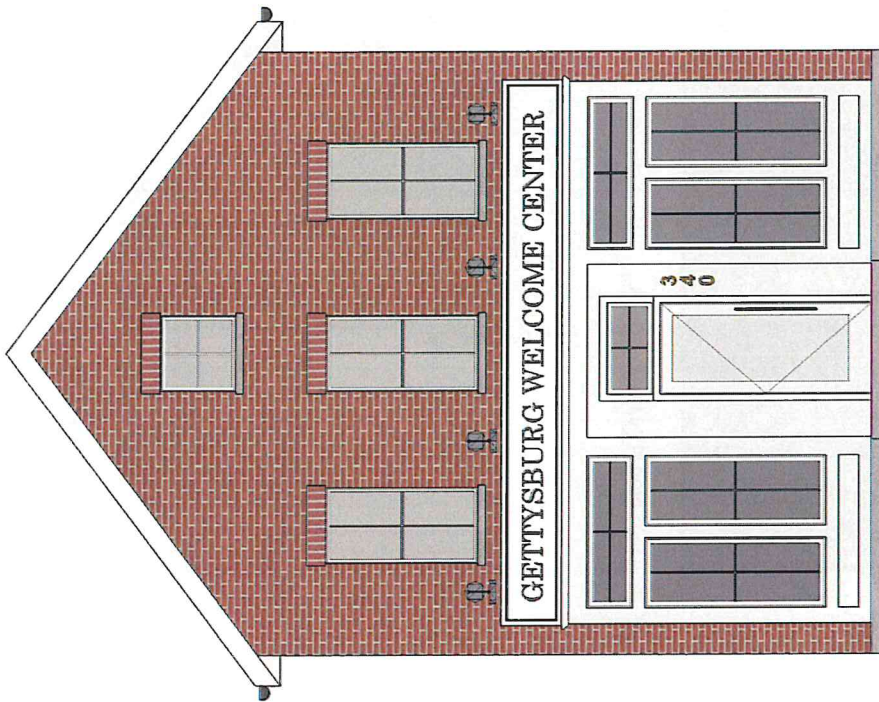
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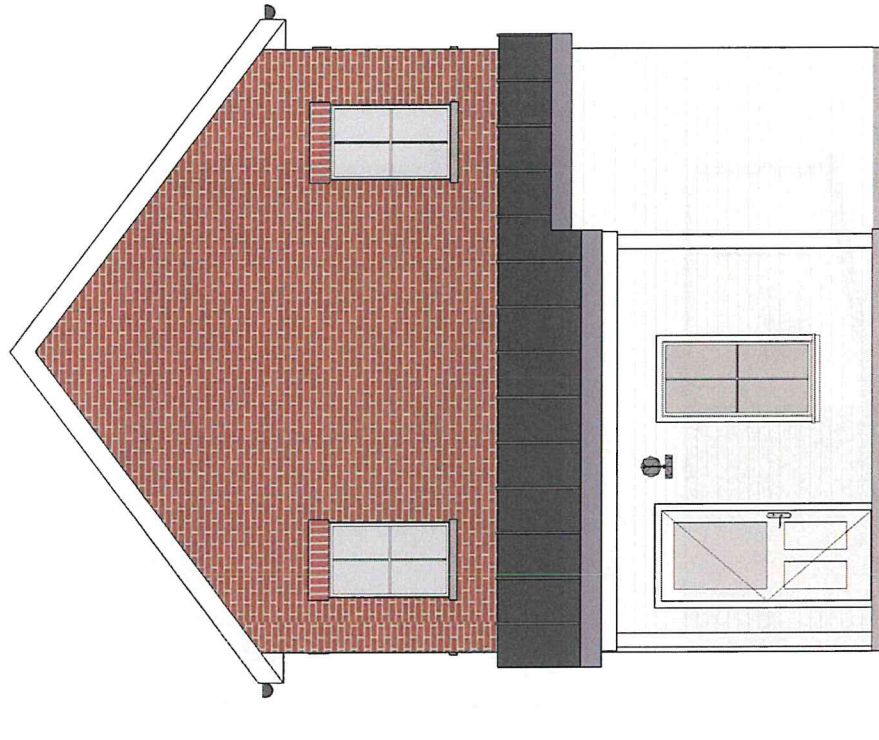
BOROUGH OF GETTYSBURG
GETTYSBURG WELCOME CENTER
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A.1

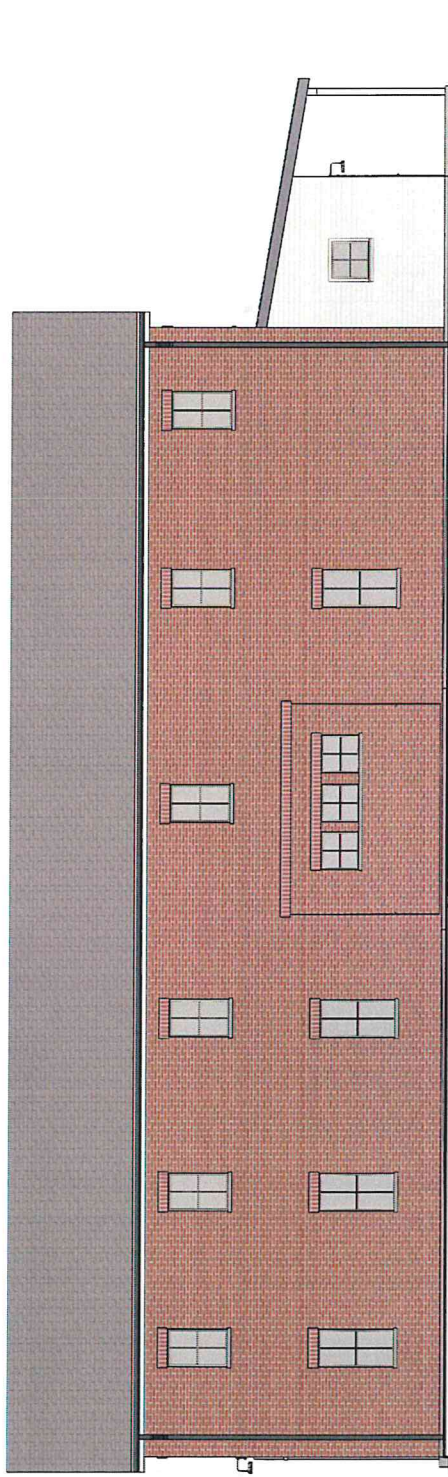




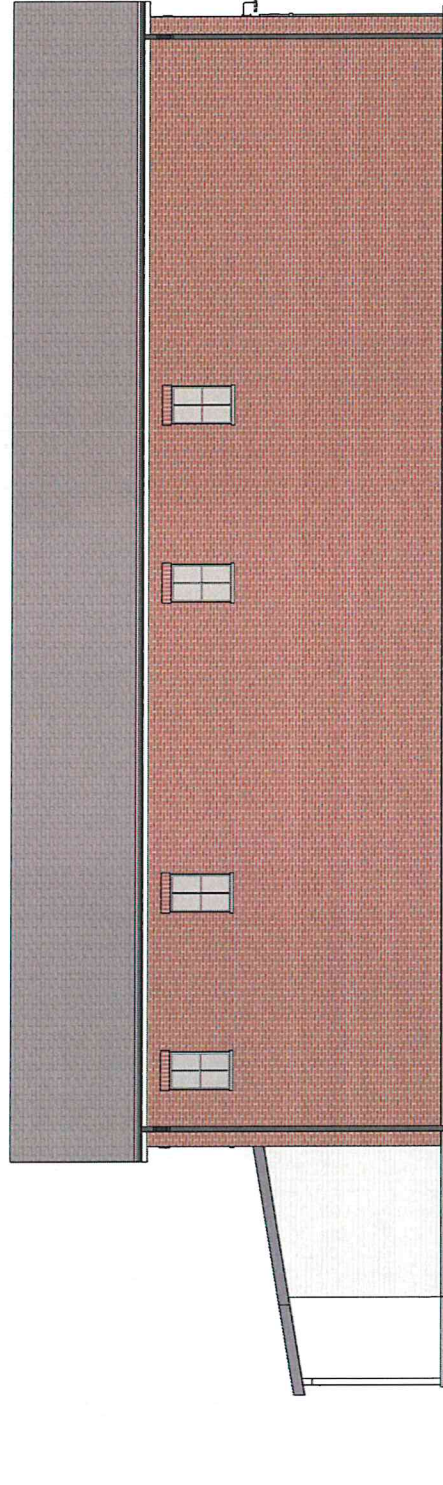
1 EXTERIOR ELEVATION - WEST
A.3 1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST
A.3 1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



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A.4

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PROPOSED RENDERING - BALTIMORE STREET VIEW



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PROPOSED RENDERING - BALTIMORE STREET VIEW



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PROPOSED RENDERING - BALTIMORE STREET VIEW

CR

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PROPOSED RENDERING - SCHOOLHOUSE ALLEY VIEW



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PROPOSED RENDERING - SITE AERIAL VIEW



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END OF AGREEMENT THROUGH 1990-91



PROPOSED RENDERING - SOUTH ELEVATION / SECTION



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PROPOSED RENDERING - INFORMATION CENTER VIEW



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PROPOSED RENDERING - INFORMATION CENTER VIEW



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PROPOSED RENDERING - RESTROOM CORRIDOR VIEW



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PROPOSED RENDERING - SECOND FLOOR CORRIDOR VIEW



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PROPOSED RENDERING - SECOND FLOOR CONFERENCE ROOM VIEW



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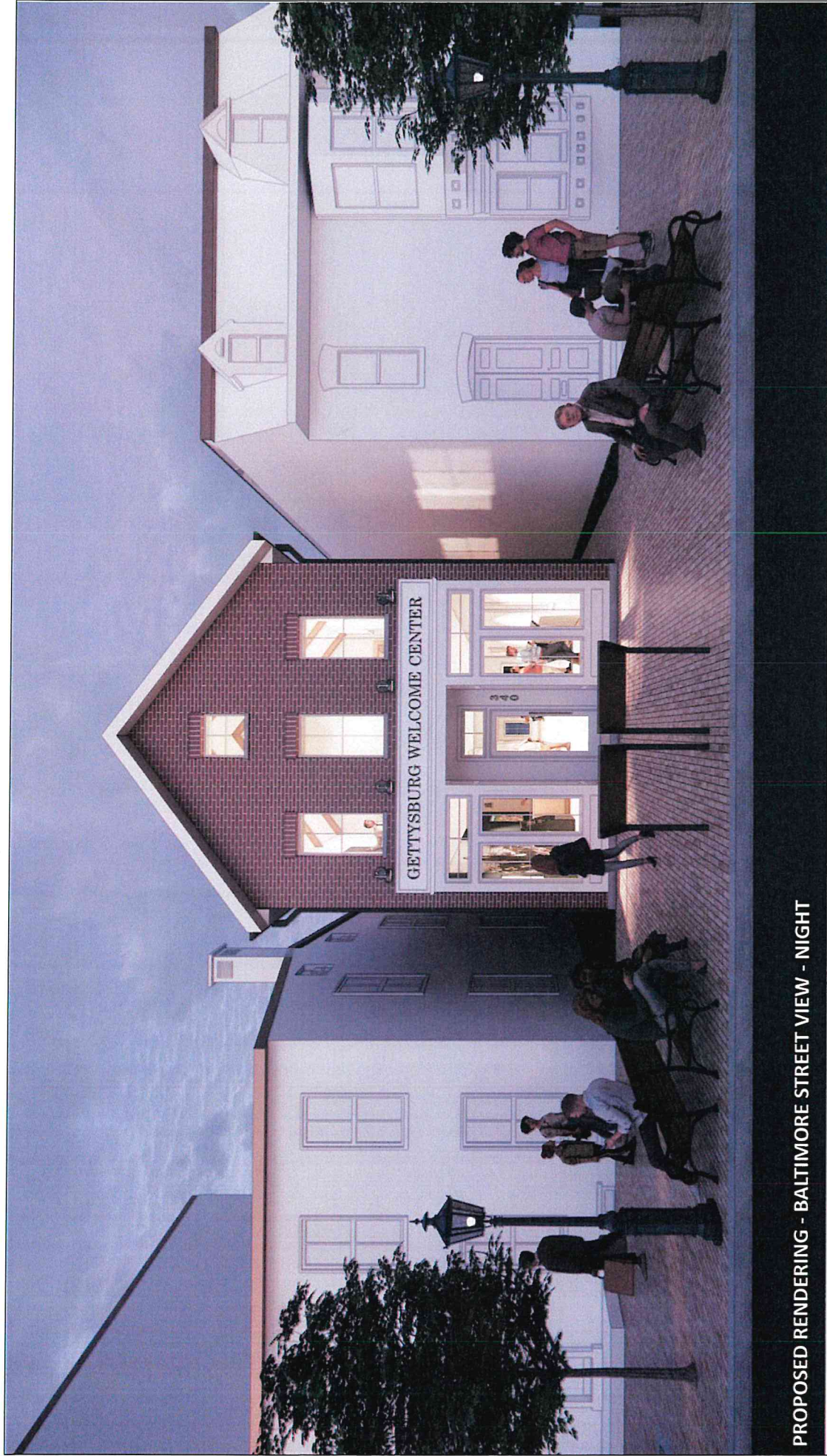
PROPOSED RENDERING - BALTIMORE STREET VIEW - NIGHT



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PROPOSED RENDERING - BALTIMORE STREET VIEW - NIGHT



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HISTORIC ARCHITECTURAL REVIEW BOARD

JUNE 21, 2023



MISSION

Mission of Main Street Gettysburg

To work with community partners for the preservation, revitalization, and improvement of the historic district of Gettysburg



ECONOMIC DEVELOPMENT

Main Street Gettysburg manages a long-range plan to sustain and grow our local economy.

- Business Opportunities
- Investments
- Grants
- Services
- Events
- Infrastructure



STRATEGIC PLANNING

- We have a 30-year investment strategy to connect Steinwehr Avenue to Lincoln Square via Baltimore Street – to create a safe, walkable and accessible historic district.
- In 2017, our Ten-Year Strategic Plan identified *public restrooms and access to local information as critical inefficiencies* in our downtown amenities for residents and visitors.



REFLECTION

Major changes in the past twenty years

- 2002 – Visitors Bureau vacated Gettysburg Train Station.
- 2008 – Visitors Center moved to Baltimore Pike.
- 2015 – Steinwehr Avenue Revitalization completed.
- 2017 – Property at 340 Baltimore Street donated.
- 2022 – Adams County Historical Society Museum opened.



INVESTMENT

Long-term investment is happening in Gettysburg!

New Businesses

- 16 new businesses from 2021-2023

Facade Improvement

- \$480,000+ in projects underway

Gettysburg Bus Tours

- New, ADA compliant facility

Reddi Project

- Multi-use complex coming soon



VISION

Gettysburg Welcome Center

- Anchor building of the strategic plan
- Located in the heart of historic district
- Provides central location for information
- Provides public restrooms
- Connects Steinwehr Avenue, Baltimore Street, and Lincoln Square
- Works in conjunction with Baltimore Street Project
- Creates a walkable and accessible historic district
- Encourages longer downtown visits to support businesses and events

FUNDING



2017

Building donated
\$175,400



2021

Capital campaign
\$15,000



2022

Engaged architect
Capital campaign
\$102,000



2023

FY24 Congressional Appropriation for
Construction
America250PA Infrastructure Project
Endowment Campaign for Operations



OPERATIONS

Operational plans continue to develop.

Partnerships

- Borough
- Community organizations
- Volunteers

Sustainment

- Endowment campaign
- Grant funding
- Rental space

HISTORY AND PRESERVATION

History

- Winebrenner Tannery
- Exhibits in cooperation with Adams County Historical Society and Gettysburg Foundation



Preservation

- Cast iron grates
- Timbers
- Stone





LEGACY

***Thanks to its location, design, and functionality,
the GETTYSBURG WELCOME CENTER
will create a legacy for future generations!***

DISCUSSION





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The Evergreen Gatehouse: An Iconic Structure

by Diana Loski



The Evergreen Gatehouse, circa 1900
(Evergreen Cemetery)

Gettysburg's Evergreen Cemetery, established in 1854, has a long and varied history. It is the reason Cemetery Hill has its name. Part of the second day's battle was fought there. Abraham Lincoln gave his Gettysburg Address from a dais positioned there. Many people of historic import are buried within its grounds. Among them are Gettysburg's founder James Gettys, judge David Wills who implemented the need for a national cemetery after the battle, Jennie Wade, the only civilian killed in the Battle of

Gettysburg, John Burns, Gettysburg's citizen soldier, Gettysburg's Lutheran Seminary founder Samuel S. Schmucker, Evergreen's first superintendent David McConaughy, famed Gettysburg Civil War photographer William Tipton, poet Marianne Moore, Hollywood actor Oscar Shaw, and baseball great Eddie Plank – to name a few.

Evergreen Cemetery's gatehouse, completed in 1855, is likely the only structure in Gettysburg that still serves the purpose for which it was built. First serving as the home of its original caretaker, Peter Thorn and his family, the gatehouse has continued to house the caretaker of the cemetery over one hundred and sixty years later.

Brian Kennell, the current superintendent and resident of the gatehouse, said that "the builders never dreamed it would become such an iconic structure in Gettysburg." After so many decades of continual use, the gatehouse is in dire need of restoration. Unlike other historic structures in Gettysburg, there has never been money set aside for the gatehouse, as general funds allotted to the cemetery have been used to keep the cemetery operating, and maintaining its extensive grounds.

When Peter and Elizabeth Thorn first moved into the gatehouse with their three sons and her aged parents, the clouds of war were already gathering on the horizon with the disagreement over slavery and states' rights dividing the nation. With the election of Abraham Lincoln five years later, the point of no return had come. Peter Thorn enlisted in the Union cause, and Elizabeth took the position as caretaker in her husband's absence.

Then the war came to Gettysburg – and to Cemetery Hill. The gatehouse was used as headquarters for General Oliver O. Howard, commander of the Federal Eleventh Corps. Elizabeth, her parents, and her sons left the gatehouse and found shelter in a farm farther south of town. When she returned, their belongings had been taken or ruined. It took Mrs. Thorn several days to clean the gatehouse. Her greatest contribution occurred in the ensuing weeks, when she buried nearly one hundred slain soldiers from the battle. Expecting her fourth child, Elizabeth and her father buried the sons of the Union – and some from the Confederacy – on the slopes of Cemetery Hill. Today, the Women's Memorial in Evergreen Cemetery, located just south of the gatehouse, commemorates her courageous act. It was dedicated in 2002.



A Battle-Scarred Gatehouse, 1863
(Evergreen Cemetery)

Peter and Elizabeth Thorn are buried in Evergreen Cemetery, not far from the Union soldiers interred there.

When Peter Thorn retired from his work in Evergreen in 1875, William Pfeffer was hired as the new caretaker. During his tenure, the Gettysburg Trolley line extended to the gatehouse, and an addition was built onto it. When Mr. Pfeffer died in 1895, Harry Trostle was elected by the Evergreen Cemetery Board as superintendent. In the twenty-five years of Mr. Trostle's tenure, there were additional improvements to the cemetery. Additional land was purchased to enlarge the cemetery. Jennie Wade's tombstone was placed and dedicated in 1901. A monument was placed over John Burns's grave in 1904 by GAR Post #9 of Gettysburg. Flag staffs that keep the U.S. flag flying day and night over both of these historic graves were placed. In the gatehouse, a telephone was installed in 1912.

When Harry Trostle resigned in 1920, Sandoe Kitzmiller took on the position at Evergreen Cemetery. During his time at Evergreen, the iron fence, taken from Lafayette Square in Washington, D.C., was placed to mark the boundary between Evergreen Cemetery and the Soldiers' National Cemetery. When Sandoe Kitzmiller resigned in 1947, his son Howard became superintendent of Evergreen Cemetery. During his time as caretaker, the gatehouse was sandblasted in 1966 to remove the original color of the brick and cornices. Howard Kitzmiller resigned in 1974. Glenn Chronister served for two years as superintendent, until Art Kennell took over in 1976. When he resigned in 1991, Art's son Brian Kennell took the position – which, thirty years later, he currently holds.

"The gatehouse is a great asset in Civil War history and the town's history," he says. "That's why we need to preserve it."

The Evergreen Cemetery Board will decide how best to preserve the historic gatehouse – which is symbolic as the gateway to eternity. It was painted during the Civil War, and remained painted into the twentieth century. It is possible that painting the gatehouse again will aid in preserving the original bricks.

In order to raise funding for the restoration of the gatehouse, Mr. Kennell is writing a revised edition of his book, *Beyond the Gatehouse: Gettysburg's Evergreen Cemetery*, first published in 2000. Utilizing his musical talent, Brian has also finished a CD in Nashville. Proceeds from those sales will go to the preservation fund. "I wrote the songs in the gatehouse," he explained, "so it's appropriate to use those songs to restore it."

Over the winter the board will evaluate the work, both short-term and long-term, to be done to preserve the gatehouse.

Donations may be sent to www.EvergreenCemetery.org. Those interested in purchasing a CD may find it at www.BrianKennell.com.

Plans continue also on improving the cemetery grounds. For 2022, a garden dedicated to poet Marianne Moore is forthcoming.

Gettysburg's famed gatehouse is currently weakened by the ravages of time. To keep the history alive, it needs to be preserved before it, too, is only a memory.



The First Caretakers, Peter & Elizabeth Thorn
(Adams County Historical Society)

Sources: Interview with Brian Kennell, October 11, 2021. Kennell, Brian A. *Beyond the Gatehouse: Gettysburg's Evergreen Cemetery*. Hanover, PA: Sheridan Press, 2000. Elizabeth Thorn Civilian Accounts File, Adams County Historical Society, Gettysburg, PA.



Gettysburg, PA

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GETTYSBURG
WEATHER



70°F
overcast clouds