



**July 17, 2019**  
**Historic Architectural Review Board Minutes**  
**Borough of Gettysburg**

Chair Gary Shaffer called the Historical Architectural Review Board Meeting to order at 7:00 PM on Wednesday, July 17, 2019. The meeting was held at the Borough Municipal Building, 59 East High Street. A quorum of six (6) Board Members was present. Those in attendance were **Board Members:** Chair Gary Shaffer, Vice-Chair Phil Goble, Second Vice-Chair Peggy Gustafson, Joan Hodges, Jim McCabe, and Gettysburg Building Code Official Clem Malot; Sharon Hamm, Administrative Services Manager, PA Municipal Code Alliance (PMCA); and Karen Mesher, Planning Management Assistant; **Absent Board Member:** Colleen Lingle; **Others in Attendance:** Steve and Pat Nevada, representing 154-160 E. Middle Street; Jeff Inch of Inch's Properties, LLC, representing 135 York Street; and Andrew Miner, Property Owner at 322 Gettys Street .

**Introductions and HARB Review Procedures**

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 Ms. Hamm / Applicants during the meeting to enhance the applicants' presentations. 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, August 8, 2019.

**Review of Agenda**

Mr. Shaffer noted that there was one addition Letter L under Administrative Approvals to the presented meeting agenda: **COA-19-0069, 43 E. Middle Street – Douglas Miller** MAJOR PROJECT: Install a fence that is 6' high until the set back where it will then be 4' high.

Mr. Malot made the **motion** to accept the revised July 17, 2019 Meeting agenda. The motion was seconded by Ms. Hodges, and carried 6-to-0.

**Review of Minutes**

Mr. Goble made the **motion** to approve the minutes from the June 19, 2019 meeting as submitted. The motion was seconded by Ms. Hodges, and carried 6-to-0.

### **Public Comment for Items Not on the Agenda**

**Andrew Miner, property owner and resident at 322 Gettys Street**, addressed the three deteriorating structures on South Washington Street; and stated that he was against the wholesale demolition of properties in the Historic District. He said that he favored demolition if it were tied to new construction such as a parking garage. Mr. Shaffer said that the process is moving slowly; and that the demolition would be tied to new construction and reviewed carefully.

### **Public Comment for Items on the Agenda**

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

### **Old Business: Applications Requiring Further Review**

There were no applications requiring further review at this time.

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

#### **A. COA-19-0059: 154-160 East Middle Street – Steven Nevada**

CRITICAL PROJECT: Complete the installation of vinyl siding to the east and west sides of the building using the same dark gray vinyl siding previously used on the rear. The new vinyl siding profile will match the existing siding on the east and west sides of the building. Replace the windows as recommended by the contractor with ProVia Aspect double hung windows that match the size, pane, and grid patterns of the existing windows. Close off one window on the east side and one window on the west side that no longer serve as windows to the inside. Close off one attic window.

Ms. Hamm gave background information and a brief building description as noted in her July 17, 2019 Meeting Agenda. She said that this is a Critical Project to replace/complete the installation of vinyl siding; and that the replacement of vinyl siding to the rear was previously approved. She noted that the structure appeared on the Sanborne Fire Insurance Map as a two-story wood-frame duplex dwelling.

Pat and Steve Nevada gave a brief presentation and answered Board questions. Mr. Nevada said that the vinyl siding on the east-side of the structure, and the siding with Dutch board windows on the west-side are both in bad shape. He said that he would like to match the proposed siding in a dark gray color like that found on the rear of the building. He said that RG Miller of Hanover is the contractor. Mr. Shaffer asked if the south-facing street façade would be left alone; and the applicant affirmed that intent. Mr. Nevada noted that 19 replacement windows will be ProVia Aspect double-hung white DLA Low “E” 1/2 screens with 2/2 sash White GBG grill contour in the same size and grid patterns, restoring the structure to the original appearance. He proposed closing off one window on the east-side and one window on the west-side that no longer serve as windows to the inside; and to also close off the attic window (presently in the furnace room). The Board discussed the window replacement with the applicant; and Mr. Nevada said that he intends to keep the window trim width. Mr. Malot questioned the total number of windows considered for replacement (19 windows proposed for replacement plus three windows covered for a total of 22 windows, leaving two

windows not accounted for according to the bid proposal). Mr. Nevada said that he would clarify the number of window noted in the bid proposal with his contractor.

Mr. Nevada **withdrew his application** until more specific information of materials on the bid proposal from his contractor could be obtained.

## **Reports**

### **A. Consent Agenda Requiring Board Administrative COA Approvals Since Last Meeting:**

- a. **COA-19-0057: 48 Baltimore Street – A Jay Kay Associates (Owner), J&P Winery (Applicant)**
  - a. SIGN: Place a Portable A-frame chalkboard sign measuring 2' x 3.5' outside on sidewalk advertising slushy flavors or upcoming events.
- b. **COA-19-0066: 140 Baltimore Street – Adams County Library System**
  - a. MINOR PROJECT: Re-roofing, replacement in kind of roofing materials on the Adams County Library System building.
- c. **COA-19-0054: 777 Baltimore Street – Max Felty**
  - a. SIGN: Install a vinyl cling window sign (4 square feet) and place a vinyl sign on pre-existing projecting sign (8 square feet) for Meltabees store.
- d. **COA- 19-0053: 240 Carlisle Street – Gettysburg College (Sigma Chi Fraternity House)**
  - a. MAJOR PROJECT: Addition of patio pavers and seat wall (2 feet high) at front of building.
- e. **COA-19-0055: 121 North Stratton Street – Robert Crouthamel**
  - a. MAJOR PROJECT: Install a wooden picket fence 4' high x 36' long at front of house for safety of young child. The new fence will meet an existing wooden fence to the right and rear of the property.
- f. **COA-19-0056: 157 North Washington Street – Gettysburg College (Eisenhower Home Building)**
  - a. MINOR PROJECT: Replacement in kind of low slope rubber roofing and standing seam roofing structures.
- g. **COA-19-0064: 135 York Street – Inch's Properties, LLC**
  - a. SIGN: Install a projecting sign measuring 2' X 3' with white background and black lettering for "Studio Elysian" hair salon. The proposed sign can be conditionally approved by the HARB pending Zoning approval. More detailed information is required for zoning approval.
- h. **COA-19-0065: 646 York Street – Philip Letendre**
  - a. SIGN: Replace Beer Mart signs with Print & Frame signs. Two 4' X 8' signs with grey background and blue (navy) lettering.

- i. **COA-19-0060: 49 E. Stevens Street – Nash Re**
  - a. MAJOR PROJECT: Installation of a 6’ high dog-ear privacy fence around the perimeter of the yard and a small patio with walkway.
- j. **COA-19-0061: 122 Chambersburg Street – Kevin McCready**
  - a. MAJOR PROJECT: Remove vinyl siding and vinyl shutters; restore exposed wood siding; paint.
- k. **COA-19-0062: MULTIPLE ADDRESSES – Brewery Products Co.**
  - a. Erection of (13) 3’ X 10’ Bike Week Banners “Welcome Bikers” from Tuesday, July 9<sup>th</sup> – Sunday, July 14, 2019.

#### **Last Minute Addition:**

- l. **COA-19-0069: 43 E. Middle Street – Douglas Miller**
  - a. Major Project: Install a fence that is 6’ high until the set back where it will then be 4’ high

Mr. Goble made the **motion** for the Board to administratively approve the presented Certificates of Appropriateness (COAs) since the June 19, 2019 HARB Business Meeting. The motion was seconded by Mr. Malot and carried 6-to-0.

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

- **South Washington Street Properties**

Mr. Shaffer said that conversations are continuing regarding the South Washington Street properties.

#### **C. Report of Staff – Sharon Hamm, Administrative Services Manager, PMCA**

Mr. Malot said that the Borough is currently involved in a search process for a new Planning Director.

#### **Other Business**

There was no other businesses presented before the Board.

#### **Public Comment**

There was no public comment.

With no other business before the Board, Mr. Goble made the **motion** to adjourn, and it was seconded by Mr. Malot. The motion passed 6-to-0. The meeting adjourned at 9:00 PM.

Respectfully submitted,

Karen M. Mesher  
Planning Management Assistant

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