



December 16, 2020
Historic Architectural Review Board Minutes
Borough of Gettysburg
(Conducted via Telecommunication Devices through Zoom Platform)

Vice-Chair Phil Goble called the Historical Architectural Review Board Meeting to order at 7:00 PM on Wednesday, December 16, 2020. The meeting was conducted via telecommunication devices through a Zoom platform due to the Pennsylvania Governor Wolf's COVID19 Pandemic Emergency Guidelines. A quorum of six (6) Board Members was present. Those in attendance were **Board Members:** Vice-Chair Phil Goble, Second Vice-Chair Peggy Gustafson, Joan Hodges, Jim McCabe, Colleen Lingle, and Gettysburg Building Code Official Clem Malot of PA Municipal Code Alliance; Debra English, Director of Historic and Environmental Preservation, and Karen Mesher, Planning Management Assistant. **Absent Board Member:** Chair Gary Shaffer. **Others in Attendance:** Brian J. Redding of LTP Rentals representing 41 Delap Avenue; Joshua Boehner, property owner, representing 240 W. Middle Street.

Call Meeting to Order

Vice-Chair Phil Goble called the meeting to order via Zoom at 7:00 PM and conducted a roll call of members in attendance. The following HARB members were **present:** Vice-Chair Phil Goble, Second Vice-Chair Peggy Gustafson, Joan Hodges, Jim McCabe, Colleen Lingle, and Building Code Official Clem Malot. **Absent** Chair Gary Shaffer.

Introductions and HARB Review Procedures

Mr. Goble introduced the Board members and explained the procedures that would be followed during the meeting. He said that a roll call vote will be taken after each motion during the Zoom format. 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, January 11, 2020.

Review of Agenda

Mr. Goble asked the Board to accept the submitted December 16, 2020 HARB meeting agenda as presented, and the Board agreed to the submitted agenda.

Review of Minutes

Mr. Malot made a **motion** to approve the meeting minutes from the October 21, 2020 HARB Meeting as submitted (HARB did not meet on November 18, 2020). The motion was seconded by Ms. Hodges.

A **Roll Call Vote** was taken with the following members voting **YAY**: Mr. Goble, Ms. Gustafson, Ms. Hodges, Mr., and Mr. Malot; and no members voting **NAY**. The motion carried **4-to-0** (absent members for this vote: McCabe, Ms. Lingle, Mr. Shaffer).

Public Comment for Items Not on the Agenda

There were no public comments for items not on the meeting agenda.

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-20-0088 MINOR PROJECT: 41 Delap Avenue – LTP Rentals LLC

Request to erect a four-foot-high chain link fence (as first choice) or a split-rail fence (as second choice) along the property line on left side between 39 and 41 Delap Avenue (at approximately 50 feet in length running north and south) and to the rear of 41 Delap Avenue (at approximately 70 feet in length running east and west).

Ms. Goble referred the Board to the Background History of the property from the December 16, 2020 HARB Meeting agenda which was included in their COA packet. He stated that this 1902 property housed a two-story warehouse known as the Gettysburg Soap Factory and business known as Hay Press and Agricultural Implements, and that they were all framed structures. There was a one-story-framed residence also located on the property. In 1907 this property housed a vacant factory, and the N. Arble Works Gistol Engineer Repair; and in 1912, this property housed a stove and tin shop and a marble shop with a framed wagon shed with two residential units: a one-story framed unit, and a three-story framed unit. The current block building predates April 1931 and was used for storage at that time. In 1992, a COA was granted for expanding the storage unit by 30' x 120' with a zoning hearing approval for special exception. In 2013, a COA was granted to renovate/remodel Unit 1; and in 2014, the property received a HARB Certificate of Merit for the Rehabilitation of a Storage Unit.

Mr. Brian J. Redding of LTP Rentals LLC and property owner gave a brief presentation and answered Board questions. He requested the replacement of 175 feet of 200 feet of existing chain link fence which is 35 years old, and then extend that fence another 75 feet to completely enclose the property for added security to the self-storage business. He said that the proposed fence would permit the use of an electronic gate in the future and would respect the accepted site triangle required by zoning for the entrance to the property.

(Enter Board Members: Ms. Lingle and Mr. McCabe after resolving their Zoom issues)

Mr. Malot noted that the existing lot easement affects the project and that any easement issues need to be addressed. Mr. Redding explained that according to his attorney, the deed to the property existed with the previous owner, Carol Sentz for her apartments; and that when Mr. Sentz died and the apartments went away, the easement ended with his death. Director English told the owner that he should modify the deed of record to update any recent changes to the property.

Vice-Chair Goble presented the *Findings of Fact*. He said that the property at 41 Delap Avenue is viewable from the public view way at Delap Avenue and is located within the boundaries of the Gettysburg Historic District and thus comes under the review right of this Board. He said that the proposed fence will be consistent with the *Secretary of the Interior Guidelines* as presented; but any zoning easement issues must be resolved.

Mr. Malot made a **motion** that the Board recommend that the Borough Council issue a Certificate of Appropriateness for COA-20-0088 at 41 Delap Avenue for the construction of a chain link fence as presented in the application dated November 17, 2020 pending the approval of any zoning easement issues. The motion was seconded by Ms. Hodges.

A **Roll Call Vote** was taken with the following members voting **YAY**: Mr. Shaffer, Mr. Goble, Ms. Hodges, Mr. McCabe, Mr. Malot and Ms. Lingle; and no members voting **NAY**. The motion carried **6-to-0** (absent member for this vote: Mr. Shaffer).

A. COA-20-0098 MAJOR PROJECT: 220 W, Middle Street – Joshua Boehner

Replace rotted wood railing on the front porch with a black aluminum railing; power wash and paint the aluminum siding navy blue and the trim white; added new stained wood shutters to all exterior windows; and replace the front door with a new black full-view storm door and a wooden front door.

Director English gave background information from her December 16, 2020 HARB agenda. She said that the structure first appeared on the 1907 Sanborn Fire Insurance Maps as a duplex two-story frame dwelling with a shingled roof; and with a one-story framed front porch with a tin or slate roof, a two-story rear section with a slate or tin roof and a small two-story side porch with a slate or tin roof. She said that the structure had changed from a rental unit to a privately owned residence.

Mr. Joshua Boehner, property owner, gave a brief presentation and answered Board questions. He said that his house was built in 1920, and that he replaced the porch railing in metal, added aluminum siding and shutters to upgrade the front façade after he had purchased the rental property from SPG Capital in November 2018. He said that he was unaware of HARB and their guidelines when he had purchased the property for private use, and that he is taking full responsibility for his actions. Ms. Lingle said that his realtor should have disclosed that his property was located within the Gettysburg Historic District in his sales agreement. Vice-Chair Goble noted that the applicant worked on his property without permits resulting a stop work order from PMCA, and that the applicant should be required to bring back those historic features. Ms. Lingle noted that from pictures of the property at the time of sale, the square columns were present. The Board discussed the historic elements of the structure with the applicant. Vice-Chair Goble advised the applicant to withdraw his COA application as presented, and to meet with the Director of Historic Preservation to mitigate any Historic District design elements required by the *Secretary of the*

Interior Guidelines. Mr. Malot said that the applicant will also need to address the minor permit issues with PMCA and any zoning issues with the Borough Planning Department.

The applicant apologized to the Board, agreed to withdraw his COA application, and will schedule an appointment with the Director of Historic and Environmental Preservation to remedy and façade issues (to include porch railing, shutters, front door). He said that he will also address any permitting issues with PMCA.

Reports

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

- **COA 20-0086 MINOR PROJECT: 325 S. Washington Street – Hilltown View LLC**
Paint exterior of structure. NO chemical products to be used for paint removal, light pressure wash if needed. Repair of any wood windows and frames as needed with in-kind materials, scrape old paint in slate blue with white window trim.
- **COA 20-0087 MAJOR PROJECT: 117 Baltimore Street – Adams County Courthouse**
Install coping over the entire stone cap of the roof at the Adams County “New Courthouse”. The coping will be made of steel, which is covered by a PVDF (known as Kynar) coating. The PDFV coating is a pur3 thermoplastic fluoropolymer that will provide protection from the elements.
- **COA 20-0094 MAJOR PROJECT: 152 W. Middle Street – Jose Barrera**
Replace new siding with vinyl siding; replace aluminum clad wrap on all window casings, scrape and paint wood windows and replace storm windows; re-tar existing metal roof from black to silver and add a second row of snowbirds removing current board on single row of snowbirds; repair wall and brick foundation from car accident damage to structure; paint metal from porch railing; and follow the recommendation to remove cladding on windows and restore them to original wood.
- **COA 20-0093 MINOR PROJECT: 11 W. Railroad Street (old Subway) – Deveshyash LLC**
Install three new signs: two window decals and one wall sign above main entrance door; and erect a temporary banner for 30 days.
- **COA 20-0089 MINOR PROJECT: 102 Carlisle Street – Deveshyash LLC**
Install three new signs: one window, one wall, and one A-Frame for new flower shop.
- **COA 20-0091 MINOR PROJECT: 56 E. Middle Street – Dee Gibson**
Erect new five-foot rear solid-wood picket 4’x12’ section of fence from house to patio with two main gates.
- **COA 20-0092 MINOR PROJECT: 451 Baltimore Street – Gettysburg Foundation**
Erect temporary 1.5’ x 22’ banner for 60 days.
- **COA 20-0097 MINOR PROJECT: 225 Buford Avenue – Hristos D. Koutsokostas**
Erect a 20’ x 40’ outdoor dining tent during COVID19; temporary for 180 days and will expire on 2/28/2021.
- **COA 20-0095 MINOR PROJECT: 202 Chambersburg Street – Miguel Espinoza**

Replace front roof shingle-to-shingle and replace rear roof (off Franklin Street) rubber-to-rubber.

- **COA 20-0096 MINOR PROJECT: 100 Chambersburg Street – JME II LLC**

Replace broken windowpanes, repair windowsills, and repair bilko doors with all in-kind materials (all alternate materials must be reviewed by HARB); and no changes in materials is permitted under this approval.

A **Roll Call Vote** was taken with the following members voting **YAY**: Mr. Goble, Ms. Gustafson, Ms. Hodges, Mr. McCabe, Ms. Lingle, and Mr. Malot; and no members voting **NAY**. The motion carried **6-to-0**. (absent member for this vote: Mr. Shaffer).

B. Report of Chair – Gary Shaffer

There was no report at this time.

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

- Director English said that the PA Historic Commission (PHMC) Certified Local Government (CLG) Meeting Survey was submitted, and our next four-year review will be in 2024.
- Director English updated the Board on the status of revising the *Gettysburg Design Guide* regarding satellite dishes, solar panels, and long-term outdoor tents. Ms. Mary Tate with The Pennsylvania Downtown Center will present verbiage for the guide revisions for the satellite dishes and solar panels; but HARB is still reviewing how to handle Outdoor Dining Tents.

Other Business

There was no other business

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 Ms. Hodge. The motion passed **6-to-0**. The meeting adjourned at 8:35 PM. (absent member for this vote: Ms. Shaffer).

Respectfully submitted,

Karen M. Mesher, Planning Management Assistant