



Gettysburg
HISTORIC CROSSROADS

Borough of Gettysburg
Adams County, Pennsylvania
59 East High Street
Gettysburg, PA 17325

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**HISTORIC ARCHITECTURAL REVIEW BOARD (HARB)
AGENDA
WEDNESDAY, OCTOBER 17, 2018**

1. Call meeting to order
2. Review of Agenda
3. Review and Approval of Meeting Minutes
 - A. Business Meeting of August 15, 2018
4. Public Comment for Items Not on the Agenda
5. Public Comment for Items on the Agenda
6. Old Business: Project Status Update
 - A. **COA-18-0016, 340 Baltimore Street – Future Stake, Inc.**
CRITICAL PROJECT: Demolition of a sensitive building and foundation with grading and temporary stabilization of site in preparation for new construction (separate application to follow).
7. New Business: Applications for Review
 - A. **COA-18-0090: 141 S. Stratton Street (Parsonage) – Trinity United Church of Christ**
CRITICAL PROJECT: Alterations to a sensitive building to include removal of twenty (20) deteriorated windows (some are old replacement windows, some are historic) and storms; replace all with new custom-sized Simonton 5500 white vinyl double-hung windows with grid on top to emulate existing; applicant is willing to replace windows on front facade with Marvin Ultimate wood clad if requested by Board.
 - B. **COA-18-0095: 19-21 Hanover Street – Michael J. & Vickie V. Gastley**
CRITICAL PROJECT: Remove existing failing architectural shingle roof system on a sensitive building, replace with multi-ribbed ABM metal panel system in "Ash Gray" colorway; building is a triplex, divided into three separate parcels (23 Hanover owned by another party).
 - C. **COA-18-0096: 2 Baltimore Street – Kadel, LLC (Blue & Gray Bar & Grill)**
CRITICAL PROJECT: Alterations to a sensitive building to include construction of a new ADA ramp and stairs to access restaurant entrance at the corner of Lincoln Square and Baltimore Street (2 Baltimore St); install decorative wrought iron railings at new ramp/stairs, basement stairs and residential entry at 13 Lincoln Square on north elevation, replacing non-compliant existing three-bar railing system.
 - D. **COA-18-0097: 343 Carlisle Street – Phi Sigma Kappa Fraternity**
CRITICAL PROJECT: Alterations to a sensitive building to include replacement of existing deteriorated wood porch floorboards with Trex composite decking, temporarily removing historic wood columns during work; remove and replace historic wood railings and balusters with substitute material like Trex or similar low-maintenance product.

8. Reports

A. Administrative Approvals Since Last Meeting

- **COA-18-0080: 34 W. Middle Street – PR Properties**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Removal of existing rubber roof system, replace with 0.60 mil EPDM rubber roofing system and all related edges, flashings, etc
- **COA-18-0081: 51 Chambersburg Street – Gilbert Pringle/Tim Thammavongsa (Tim Thai 2)**
SIGN: Replace existing 5.3sf (24" x 32") double-sided projecting wood business sign mounted on existing bracket in-kind with new restaurant name "Tim Thai 2"
- **COA-18-0082: 619 Baltimore Street – Erian Assoc. Ltd. Partnership/Jeff Jerkowski (The Hoof, Fin & Fowl)**
SIGN: Erection of a new 16 sf (4' x 4') MDO wall sign for "The Hoof, Fin, & Fowl" mounted directly to CMU on primary façade.
- **COA-18-0083: 687 York Street – Kenneth E. Cline (K & W Tire)**
CRITICAL PROJECT: Expand existing garage door opening and add windows around warehouse space as presented in application submitted 8/24/2018
- **COA-18-0084: 125-127 Chambersburg Street – PA United General Contractors, Inc.**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Remove existing shingle roof system, replace with GAF Timberline architectural shingles in "Heather Blend" colorway with all necessary underlayments, flashings, edges, vents, etc.
- **COA-18-0085: 22 Carlisle Street – 22 Carlisle Street Gettysburg, LLC**
MINOR PROJECT: Installation of two (2) ductless mini-split A/C units through exterior wall on rear elevation, mounted between existing porches
- **COA-18-0086: 131 S. Washington Street – Suzanne K. Merkey & Gary Casteel**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Remove existing deteriorated shingle roof system, replace with GAF Timberline HD 30-year architectural shingles in "Williamsburg Slate" colorway with all necessary underlayments, flashings, edges, vents, etc.
- **COA-18-0089: 369 York Street – Spontaneous Holdings, LLC**
SIGN: Erection of a 10.26 SF (1.71'h x 6' w) monument sign for "Keller Williams Keystone Realty" in front yard of York Street elevation
- **COA-18-0093: 37 South Street – Jon R. & Karen H. Shultz**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Remove existing shingle porch roof, floorboards, gutters, and corrugated vinyl skirting on a sensitive building; replace roof with new GAF Timberline HD shingle system in similar colorway, install new white half round gutter, painted mahogany 1 x 4 decking, and vinyl lattice. Build new bases around existing columns. Wood porch sides to be temporarily removed during work then re-installed.
- **COA-18-0094: 19 Hanover Street – Michael J. & Vickie V. Gastley**
CRITICAL PROJECT/ REPLACEMENT IN-KIND: Remove brittle/deteriorated white vinyl siding on a sensitive building - west elevation ONLY, replace with material in-kind
- **COA-18-0098: 46 York Street – White Orchid Enterprise, LLC**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Replace rubber and shingle roof on a sensitive building with Firestone 0.60 mil EDPM rubber membrane and GAF Timberline HD architectural shingles in similar colorway as existing
- **COA-18-0099: 122 Baltimore Street – Donahue & Doll Property Management Group**
CRITICAL PROJECT: Installation of required emergency lighting above exterior doors on west, south and east elevations, visible from the public way via Baltimore Street and East Legion Alley; three (3) Econolight E-XHL Series LED double-head remote fixtures in grey colorway.
- **COA-18-0100: 603 S. Washington Street – 2FGB, LLC (Foursquare Beer Company)**
BANNER: Erection of a 42.25sf (6.5f h x 6.5f l) vinyl promotional banner "Coming Soon - Fourscore Beer Co." to be displayed on Gettys Street façade for 90 consecutive days from 9/28/2018-12/28/2018

- **COA-18-0102: 131 Carlisle Street – Monahan Realty Company et al**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Removal of existing flat roof at rear of building, replace with new Firestone RubberGard EPDM SA rubber roofing system
- **COA-18-0103: 165-167 N. Stratton Street – AJY Properties, LLC**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Remove deteriorated porch floorboards, replace with tongue and groove 1x4 Asian mahogany-type wood decking manufactured by Blue Shield

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

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

- Next HARB meeting has been rescheduled for Wednesday November 28, 2018 to avoid interference with Thanksgiving holiday travel.

9. Other Business

- A. *Update*: Revisions to Chapter 27, Zoning Ordinance including Section 8A: Residential Office Redevelopment District (ROR) have published for review. **Public hearing is scheduled for Monday October 22, 2018 at 6:30pm.** Proposed changes from original draft ordinance language include:
- Retaining of 45 feet maximum building height in R-1, R-1A and R-2 zoning districts
 - Removal of Single-family attached dwellings, Single-family semidetached dwellings, and Two-family dwelling from list of uses permitted by right in Section 27-8A02
 - Change maximum height with incentives in the ROR District to 72 feet plus 12 feet for mechanicals with 24 feet granted for internal parking, 12 feet for relocation of transit center/public restrooms, 24 feet for public green space, and 12 feet for Gettysburg Inner Loop.

10. Public Comment

11. Adjourn