



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

Theodore H. Streeter, Mayor
Robert L. Krummerich, Council President
Scot A. Pitzer, Council Vice President

Charles R. Gable, Borough Manager
Sara L. Stull, Borough Secretary
Harold A. Eastman, Jr., Borough Solicitor

Telephone: (717) 334-1160
FAX: (717) 334-7258
www.gettysburg-pa.gov

**HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB)
MEETING AGENDA
WEDNESDAY, SEPTEMBER 20, 2017**

1. Call meeting to order
2. Review of Agenda
3. Review and Approval of Meeting Minutes
 - A. July 19, 2017
 - B. TABLED: August 16, 2017
4. Public Comment for Items Not on the Agenda
5. Public Comment for Items on the Agenda
6. New Business: Applications for Review
 - A. **COA-17-0116, 337 Baltimore Street – Nancy Burke**
CRITICAL PROJECT: Alterations to roofs of sensitive residential building, visible from public way via Baltimore Street, to include:
 - Removal of all existing slate shingles on mansard roofs (four sides)
 - Install new EcoStar rubber slate shingles on principle elevation visible from Baltimore Street with three (3) rows of beaver tail slates in same pattern as existing, along with all necessary flashings and edgings
 - Install new GAF Timberline shingles on remaining three mansards with all necessary flashings and edgings
 - Remove existing material from flat roofs at top and rear; install 1" ISO insulation, new Firestone .060 completely adhered EPDM rood system with all flashings, .032 edgings and terminations; install walkpads on rear flat roof for walkway
 - Repoint chimney where necessary
 - Remove existing metal valley on three (3) sides and two (2) bay windows; install new 16 oz. copper with soldered seams and drop-in drains
 - B. **COA-17-0124, 337 Baltimore Street – Nancy Burke**
CRITICAL PROJECT: Demolition of a sensitive residential building at rear of property visible from public way via Court Alley; concrete masonry unit garage with corrugated tin roof constructed between 1924 and 1931, to be replaced by stone parking pad.
 - C. **COA-17-0117, 297 Steinwehr Avenue – FutureStake & Victorian Carriage Company**
MAJOR PROJECT: Seasonal installation of 40' high shipping container at rear of property, visible from public way via Queen and Johns Streets, to securely house two horse-drawn carriages for increased weekend service; to be brought on site and installed as a freestanding, temporary structure at the beginning of each season then removed off-site for the winter. Sides of shipping container to be painted with a historically-

inspired mural depicting Gettysburg at the time of the 50th battle anniversary (1913) when horse-drawn carriages were the vehicle to tour the battlefield and town.

D. COA-17-0118, 412 York Street - Giovanni Cucuzza (La Bella Italia)

CRITICAL PROJECT: Alterations to sensitive building visible from the public way via York Street for conversion from former residence to restaurant annex, to include:

- Construction of two connecting structures for access between 402 and 412 York Street
- Reconstruction of the front and side porches to raise the porch deck; provide new joists and decking to match height of existing interior floor
- Remove existing historic railings, salvage, repair and install to created code-compliant railing height
- Remove existing historic porch columns; salvage, repair, shorten to work with new porch floor height and reinstall
- Remove and repair, or replace as needed, the porch ceiling and bulkhead, crown moldings and eave; repair damaged wood with new wood trim pieces or extruded PVC to match existing
- Install roll-down curtains/sunscreen, gutters and downspouts, etc.
- Construction of a new roof on the northwest corner of the rear porch to cover walk-in refrigeration units to be installed on the porch; roof to be structured to carry weight of condensing units for HVAC and kitchen equipment
- Remove existing one-over-one windows on first floor, install new clad replacement windows to match second floor

E. COA-17-0119, 2-8 Baltimore Street – Kadel LLC (David & Lynn Petters)

CRITICAL PROJECT: Exterior alterations to sensitive commercial building, visible from public way via Baltimore Street and Lincoln Square, for conversion of second and third floors to private residence including:

- Removal of existing one-over-one replacement windows at second floor (Baltimore Street and Lincoln Square elevations); installation of new extruded one-over-one aluminum clad windows in existing openings, Marvin Ultimate insert double hung window series.
- Removal of wood louvers and existing non-original windows hidden behind them at the third floor (Baltimore Street elevation); install three (3) new windows in the existing opening
- Install a dormer and door for required egress from new master bedroom suite on the roof at the south elevation; dormer will be located away from Baltimore Street and to have minimal visibility from the road.

F. COA-17-0120, 353 York Street – Gettysburg Dental Associates (Eric Seidel)

CRITICAL PROJECT: Exterior alterations to rear elevation, visible from Hudson Alley, to include alterations and enlargement of the main entrance to the office building which will have very limited impact on the view from York Street. Work will include:

- Removing the existing ramp and porch, including roof
- Relocating the ramp and enlarging the porch to create a larger and more functional main entrance
- Adding a second floor above the new entry porch and vestibule to increase floor area on the second level
- The design has been selected to create a more commercial “office building” entrance and focal point on the confused rear (main entrance) elevation. Materials to be used are indicated on the drawings and include aluminum/metal insulated panels, aluminum storefront system with tinted glass windows and insulated metal infill panels. The columns shall be clad in aluminum to match the other aluminum components.

7. Reports

A. Administrative Approvals Since Last Meeting

- **COA-17-0010, Future Stake (Gettysburg Heritage Center) – 297 Steinwehr Avenue**
SIGN: Erection of memorial wayside marker at southwest corner of property commemorating 1922 plane crash
- **COA-17-0111, Steinwehr Avenue Heart of Gettysburg Battlefield, Inc.— 89 Steinwehr Avenue (ROW)**
MINOR PROJECT/SIGN: Install custom vinyl wrap for municipal electrical box w/ branding for Steinwehr Avenue Heart of Gettysburg Business Improvement District
- **COA-17-0114, 163-165 York Street—Twin Bridges LLC**
MINOR PROJECT/REPLACEMENT-IN-KIND: Remove seven (7) courses of damaged brick (approximately 72" in length), replace with material in-kind; repoint stone at bottom, all mortar to be black in color
- **COA-17-0115, 163-165 York Street—Twin Bridges LLC**
SIGN: Erection of two 9 square foot wall-mounted business signs, cast aluminum in brushed bronze finish
- **COA-17-0121, 140 E. Middle Street—Sam Stover**
MINOR PROJECT/FENCE: Removal of existing chain link fence along the east and west property lines; erection of a 6'-0" high red cedar picket privacy fence in same location
- **COA-17-0122, 307 Baltimore Street— Del & Nancie Gudmestad**
MAJOR PROJECT/REPLACEMENT-IN-KIND: Repairs to non-sensitive garage at rear of property along Court Alley to include removal of existing garage door, deteriorated siding and gutters, and one window; replace gutters and siding with material in-kind, siding is T1-11 painted to match house; new steel garage door, vinyl replacement window
- **COA-17-0123, 60 E. High Street – Trinity United Church of Christ**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Remove/replace existing shingles on sanctuary roof; install ice/water shield on all eaves and valleys, synthetic felt on remainder of roof; install new edgings, GAF Timberline HD shingles, all necessary flashings, and GAF Snow Country ridge vent.
- **COA-17-0125, 217 W. Middle Street—Kennie’s Market, Inc.**
MAJOR PROJECT: Installation of rooftop sound buffer wall to shield cooling units; structure to be 1/2" treated plywood over 2 x 4 framing; clad in vertical steel siding in same color as cooling units
- **COA-17-0126, 31 Mummasburg Street—Ted McPherson**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Replace half of metal roof damaged in recent storm, right side of house only, with ABM Panel in white colorway as existing, as well as roof decking, coordinating drip eaves, trim, closures, flashing, etc. as necessary to match existing
- **COA-17-0127, 126 Chambersburg Street – Kevin McCready**
MAJOR PROJECT: Construction of a concrete masonry unit garden wall to create a courtyard, partially visible from public way via Zerfing Alley. Wall to be 8'-0" to 10'-8" high, covered with cementitious stucco finish with 6' wide wooden man gate at center. Construction of patio shed roof at the rear of existing building of treated lumber with corrugated metal panels.
- **COA-17-0128, 208 Baltimore Street – Gettysburg Presbyterian Church**
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Removal of existing flat roof area in UPPER SECTION A: cut existing roof membrane, mechanically fasten a 1/2 " HD ISO roof insulation (R=3) over the existing 4 1/2" insulation, and cover with 60-mil fully adhered black EPDM rubber roof system to include metal edging or bar stock termination around perimeter and flashing on all existing roof penetrations, skylights and drains; UPPER SECTION B: replace old roof layers to deck, mechanically fasten 3" ISO roof insulation (R=18.5), cover with fully adhered black EPDM rubber roof system to include new metal edging or bar stock termination around perimeter and flashing on all existing roof penetrations.

B. Pending Administrative Approval

- **COA-17-0039, Tastie-Teas – 777 Baltimore Street, Suite 100**
SIGN: Erection of ____ SF business sign
- **COA-17-0058, Buddy Boy Winery & Vineyards— 777 Baltimore Street, Suite 112**
SIGN: Erection of 8 SF portable business sign
- **COA-17-0108, Artworks—30 York Street**
SIGN: Erection of projecting ____SF business sign

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

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

- Colleen Lingle re-appointed real estate broker position by Borough Council on 9/11; five-year term expires August 31, 2022
- 2017 PA Historic Preservation Awards Thursday 10/12, 3:30-7:00pm, The State Museum of Pennsylvania, 300 North Street, Harrisburg, PA 17120
- CLG Training Opportunity – Preservation Leadership Forum Webinar Series
<http://forum.savingplaces.org/connect/community-home/librarydocuments?LibraryKey=76b038dd-193e-4a95-903a-437870774ae6>

8. Other Business

- A. Update on process for monthly HARB newspaper feature – *Peggy Gustafson*
- B. Discussion of Reading Assignment: Chapters 2-3 of *A Manual for Pennsylvania Historical Architectural Review Boards and Historical Commissions*

9. Public Comment

10. Adjourn