



*Gettysburg*  
HISTORIC CROSSROADS

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Sara L. Stull, Borough Secretary  
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## HISTORIC ARCHITECTURAL REVIEW BOARD MEETING AGENDA WEDNESDAY, MARCH 15, 2017

1. Call meeting to order
2. Review of Agenda
3. Review and Approval of Minutes from January 18, 2017 Meeting
4. Public Comment for Items Not on the Agenda
5. Public Comment for Items on the Agenda
6. Old Business: Updates on COA-16-77 Gettysburg Heritage Enterprises, Inc. - 798 Baltimore Street
7. New Business: Applications for Review
  - A. **COA-17-006 Biet PA (Howard Rosen) – 345 Buford Avenue – 345 Modern Gift Shop**  
CRITICAL PROJECT: Change of use from residential to retail. Construction of 20' x 20' addition to rear elevation, clad in HardiePlank lap siding in "German Up" design and ADA ramp of with weather-treated exterior lumber. Erection of signage on principal elevation in 9" aluminum "Ruffee" font letters to be attached to building at mortar joints.
  - B. **COA-17-008 Gettysburg College – 75 Stevens Street**  
CRITICAL PROJECT: Alteration of existing front porch to accommodate ADA access
    - Porch floor to be raised 7" +/- to match existing main floor level
    - Porch floor will be reinstalled in concrete with same scoring pattern as existing
    - Columns will be shortened at the base and base caps restored to match original
    - Interior floor of former garage (now living space) will be raised to match level of main floor
    - Installation of a new door, window, and patio at West Steven Street elevation in location of former garage door; to be 20" +/- above existing grade
    - Re-grading of site to accommodate new sidewalks for ADA access
    - All existing 8" exposed aluminum siding to remain except where required for new elements mentioned above
  - C. **COA-17-015 Reid's Orchard Winery (Dave & Kathy Reid) – 400 Baltimore Street**  
CRITICAL PROJECT: Paint large scale decorative word art "REID's WINERY" directly on brick at rear (east) façade

- D. **COA-17-016 Reid's Orchard Winery (Dave & Kathy Reid) – 400 Baltimore Street**  
 CRITICAL PROJECT: Paint large scale decorative word art "CIDER HOUSE" directly on brick at side (south/Lefever St) façade and remove non-historic wrought iron railing from roof line along Baltimore and Lefever Street facades
- E. **COA-17-017 Reid's Orchard Winery (Dave & Kathy Reid) – 400 Baltimore Street**  
 CRITICAL PROJECT: Installation of LARSON Signature Full-View Tempered Glass Aluminum Storm Door in brown colorway at Baltimore Street entrance
- F. **COA-17-020 Gettysburg Moose, LLC (Linda Atiyeh) – 19 York Street**  
 CRITICAL PROJECT: Rehabilitation of former Gettysburg Moose Lodge; change of use to commercial building with proposed restaurant, bar/tavern, and retail:
- Removal of both pairs of entrance doors and installation of aluminum front entrance doors with full glazed lites (door and side panel)
  - Removal of existing brick and concrete masonry unit (CMU) between the structural columns at street façade and installation of roll-top overhead doors with full vision glazing in openings
  - Repair existing overhead "canopy" to ensure structural soundness and clad in aluminum sheathing to match storefront and overhead door frames. Canopy, new door and window jambs/framing to be black in color.
- G. **COA-17-021 Kurt & Nancy Kramer – 12 Wade Avenue**  
 CRITICAL PROJECT: Addition of sun room to western end of residence; construction materials to include stone to match existing, aluminum clad windows, asphalt shingles to match existing roof

## 8. Reports

### A. Administrative Approval

- **COA-17-003, S & W Development Corporation (Paul Witt) – 301 Steinwehr Avenue, Best Western**  
 SIGN: Erection of two signs: *S-17-003* Two-sided vertical flag-mounted sign 2.6" w x 12' h (30SF); mounted to east façade (Steinwehr Avenue) and illuminated with flood lights and *S-17-004* 19.65SF painted wall sign w/ foam face panels; mounted on south elevation above third floor windows
- **COA-17-004, Heit Holdings LLC (Dan Heit) – 247 Baltimore Street, Escape Games**  
 SIGN: Erection of two (2) double-sided projecting signs on existing bracket: *S-17-005* 6.46SF (31" h x 30" w) and *S-17-006* 2.08SF (10" h x 30" w) hung from bottom of other
- **COA-17-005, Erian Associates Limited – 619 Baltimore Street, Subway**  
 REPLACEMENT IN KIND: Repair and replace porch materials recently damaged in vehicular collision with same: painted treated wood decking, white PVC railing, PVC lattice panels
- **COA-17-007 Waldo Hartman – 54 & 56 E. Water Street, Residential Garage**  
 MAJOR PROJECT: Removal of original wood doors with single pane windows on non-sensitive Concrete Masonry Unit (CMU) garage not visible from public right-of-way; replace with non-insulated steel raised panel door manufactured by C.H.I Overhead Doors
- **COA-17-009 Gettysburg College – 110 N. Washington St**  
 MINOR PROJECT/REPLACEMENT-IN-KIND: Replace three doors in same material; remove existing concrete sidewalk/replace with 5' wide sidewalk and raise grade of paving in front of entrance to provide ADA access
- **COA-17-011, Adams Abstract Associates, Inc. – 69 E. Middle Street**  
 SIGN: Erection of 16 SF metal sign *S-17-11* hung from existing decorative wrought ironwork on porch at north (E. Middle St) elevation

- **COA-17-012, La Bella Italia Restaurant (Giovanni Cucuzza) – 412 York Street**  
MINOR PROJECT/ RETROACTIVE APPROVAL: Demolition of existing non-sensitive corrugated metal storage shed on residential property
- **COA-17-013, Times Square LLC (Jim Ekdahl) – 19 Baltimore Street**  
SIGN: S-17-008 16 SF painted wood sign for “The Gettysburg Tourist” to be erected at top third of storefront window to right of door on principal (Baltimore St) façade
- **COA-17-014, Ronald J. Hagarman, Attorney at Law, 110 Baltimore Street**  
MINOR PROJECT: Relocation of existing fire egress stair; shift approximately 12”-14” to allow access to adjacent wall
- **COA-17-018, Reid’s Orchard Winery (Dave & Kathy Reid), 400 Baltimore Street**  
SIGN: Erection of two signs; S-17-009 New pole sign on picket fence at rear of Property and S-17-010 Replace existing projecting sign on front (Baltimore St) facade
- **COA-17-019 Gettysburg Investors, LLLC – 26 York Street (Gallery 30)**  
MINOR PROJECT/REPLACEMENT-IN-KIND: Removal of existing flat tab asphalt shingles on roof over lower half of primary/south façade (York St) and replacement with diamond-shaped asphalt shingles to mimic existing material on main portion of roof

B. Pending Administrative Approval

- **COA-17-010, Future Stake (Gettysburg Heritage Center) – 297 Steinwehr Avenue**  
SIGN: Erection of memorial wayside marker at southwest corner of property commemorating 1922 plane crash

C. Report of Chair – Gary Shaffer, AIA

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

1. Pennsylvania State Historic Preservation Office (SHPO) Public Input Session on 1/31
2. Updates on 2017 HARB Training and Public Programming Schedule
  - *Spring: Public Program - What the Heck is HARB?*
    - *Partner with Historic Gettysburg Adams County (HGAC)*
    - *Select Date*
  - *Summer: HARB Training - Field Trip to Litiz, PA*
  - *Fall: HARB Training/Public Program - MID-MOD Madness: Understanding and Appreciating Recent Past Architecture*
  - *Winter: Window Workshop*

9. Other Business

- A. Review of Preservation Briefs/Technical Leaflets related to New Applications
- B. **TABLED:** Review of January 2017 Reading Assignment: *A Manual for Pennsylvania Historical Architectural Review Boards and Historical Commissions* by Michel R. Lefevre (1998) – Introduction & Chapter 1

10. Adjourn