



Gettysburg

HISTORIC CROSSROADS

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

Rita Frealing, Mayor
Wesley K. Heyser, Council President
Matt Moon, Council Vice President

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

Telephone: (717) 334-1160
FAX: (717) 334-7258

www.gettysburg-pa.gov

HISTORIC ARCHITECTURAL REVIEW BOARD (HARB)

AGENDA

WEDNESDAY – October 19, 2022 7PM – In Troxel Council Chambers

1. Call meeting to order 7PM.
2. Review and Approval of Agenda & Meeting Minutes
 - A. A motion to approve Business Meeting Agenda of October 19, 2022
 - B. Meeting Minutes from September 21, 2022
3. Public Comment for Items Not on the Agenda
4. Public Comment for Items on the Agenda
5. New Business: Applications for Initial Review
 - A. **COA 22-0101 MAJOR PROJECT – 404 Baltimore Street – Mr. McLean**

Replacing 3 windows on the short side of the building between the gift shop on the east side of the main building. The three windows on the east end are rotted beyond repair and are recessed within the brick structure and not visible from Baltimore and partially visible from Lefever Street. The replacement windows are Marvin Elevate Ultrex/Wood windows which are paintable and will match the existing windows with the same grid system and window style.
 - B. **COA 22-0102 CRITICAL PROJECT – 165 N. Stratton Street – Pawel Drozd**

This property has a NOV for removing the original wood railing and replacing it with decorative PVC to match the rear of the house. Removed historic short railings off front and replaced with decorative PVC.
 - C. **COA 22-0107 MAJOR PROJECT – 646 York Street – Sturgill Realty**

This building will be converted from three separate units into one large unit to house the new location of the Beer Mart. On the front elevation, modify the size of the existing overhang so that it won't hang as low. A portion of this overhang will be removed over the main entry door and windows. This section will be raised 2' from the existing height and all covered in EIFS to bring attention to the main entry. A composite cornice molding will be added to the top of the new section and a trim board added under the reconstructed overhang. The overhang will receive a new metal roof like the existing roof. Gooseneck lighting will be added above the sign at the main entrance. The reconstructed overhang will continue down the right side of the building and will stop at the end of the brick building like the existing roof. The previously infilled garage doors with doors and windows and the existing garage door will be removed and

infilled with a new exterior wall with EIFS finish and new storefront windows. A new 8'x8' door will be added to the rear of the building where a single 36" door was once located. A new rubber roof will be installed to replace the existing rubber roof that is not visible from the roadway.

D. COA 22-0105 CRITICAL PROJECT – 145 Carlisle Street – KPztech37

Repair and repoint foundation wall; by removing existing stone and reusing with rebuild; build new bulkhead wall 12". Remove wood siding and replace with hardy plank 6" lap siding on single rear and side portion of building as marked in photo; insulate wall under new siding.

E. COA 22-0109 CRITICAL PROJECT – 238 Baltimore Street – Ronald Langdon

The scope of work for the exterior alterations to the residential building at 238 Baltimore Street is outlined here by each facade. The building is being returned to an IBC Group 'R-3 residential use as a Bed and Breakfast with 5 or less rooms for rent and Owner occupancy as their primary residence. Note the following specific alterations by facade / elevation:

Baltimore Street (West / Front) Elevation

1. Existing windows to be restored. Aluminum storm windows with operable sash will be installed to increase energy efficiency, reduce street noise entering the front rooms, and protect the restored windows.
2. Masonry will have selective repointing in areas where mortar is missing or has failed. Low pressure washing will be used to clean the brick which is original to the structure.
3. A new front door will be installed. The existing flush, plank door is not original and does not present either a period or residential appearance. The door configuration will be a raised panel door featuring multiple panels. Any different door style will be resubmitted.
4. The louvered shutters on the second floor windows will be repaired. If closer examination reveals replacement is required, new louvered shutters with correct hardware and of the correct size will be fabricated for the two windows. Material to be machinable extruded polyvinyl (paintable), or equal.
5. New shutters, raised panel style, will be fabricated for the first floor windows and installed with accurate hardware - hinges, shutter stays, etc. The material again will be machinable extruded polyvinyl (paintable), or equivalent.
6. The twin windows in the third floor dormer will be altered to operate as side hinged casements to be made compliant with fire egress requirements.

North (side) Elevation

1. The exposed brick masonry portion of this elevation will have existing windows restored. Aluminum storm windows with operable sash will be installed to increase energy efficiency, reduce street noise entering the interior rooms, and protect the restored windows.
2. The exposed masonry of the north side will have selective repointing in areas where mortar is missing or has failed. Low pressure washing will be used to clean the brick which is original to the structure.
3. The first two floors will have existing aluminum siding removed and the altered elevations will be finished in paintable cement based siding with 8" exposed face.
4. New windows will be installed to replace the aluminum storm sash windows in the existing, second floor sun room at the rear of the building. All other existing windows on the north elevation will be restored.
5. The exterior wall(s) of the section of the structure under the sun room will be removed to create a covered porch area.

6. The major alteration to the rear section of the building will be the "raising of the roof" to create a livable third floor on the rear of the building. The third floor construction will be lower than the existing three story front portion of the structure. The new third floor construction will cantilever over sides of the rear portion of the existing second floor.
7. The exterior finish of the new construction shall be the continuation of the eight inch face exposure cement board, paintable siding.
8. The new roof will be dimensional, architectural fiberglass shingles.
9. Windows will be clad wood windows or extruded fibrex windows with sash replicating wood window dimensions.

The East (Rear) Elevation

1. The first two floors will have existing aluminum siding removed and the altered elevations will be finished in paintable cement based siding with 8" exposed face.
2. New windows will be installed to replace the aluminum storm sash windows in the existing, second floor sun room at the rear of the building. All other existing windows on the north elevation will be restored.
3. The exterior wall(s) of the section of the structure under the sun room will be removed to create a covered porch area.
4. The major alteration to the rear section of the building will be the "raising of the roof" to create a livable third floor on the rear of the building. The third floor construction will be lower than the existing three story front portion of the structure. The new third floor construction will cantilever over sides of the rear portion of the existing second floor.
5. All windows and doors facing the east shall be new, either replaced storm sash, replaced doors, or new windows in the third floor construction.
6. The infill construction and alterations to the building have very limited visibility from the east (alley) as that portion of the building is inset into an alcove.

The South Elevation

The south elevation is drawn in detail as it will be necessary to define the construction for permitting. However, the south face is not visible from a public way. The construction on the south side will involve the same scope of work as the construction on the north side elevation.

Reports

- A. Administrative Approvals Since Last Meeting (see list attached)
- B. Report of Chair
- C. Report of Staff

- 1). Jill Sellers with Mainstreet is working on a Keystone Community Grant that may be able to help with directional street signage as well as sign designation within the Historic District (grant pending submittal and approval next year)
- 2). Additional language material changes to address more administrative approvals – council request. Discuss / create list of material compromises for ADMIN approval - For windows, siding, and roof work.

3). Satellite Dish updates – Council will need to approve any ordinance updates / design guide updates. Grant Application for updates to Ordinance and Design Guide. Bring comments for DRAFT ordinance to finalize text.

4). THANK YOU – Hang Tag - provide address locations when hung.

Public Comment

F. Adjourn

Certificates of Appropriateness approved administratively since the last HARB meeting:

a. COA 22-0100 MINOR PROJECT: 613 Baltimore Street – Inn at Cemetery Hill

Commercial re-roof, shingle to shingle replacement. All applications must meet the Department of Interiors Historic Restoration Guidelines.

b. COA 22-0103 MINOR PROJECT: 29 E. Middle Street – Darren Glass

Reconstruction of rotted wood railings on a second-floor porch. Removal of existing railings on rear balcony, scrape & sand loose paint and wash with TSP. One coat primer and two coats paint. Construction of custom wooden rails and installation on existing posts. Prepare railings for paint by caulking, filling holes. Application of one coat of primer and two coats paint. The moldings would be primed, finger-jointed pine. All applications must meet the Department of Interiors Historic Guidelines.

c. COA 22-010 MAJOR PROJECT – 23 W. High Street St. Francis Xavier Church

Replace light pole with 'in kind' pole due to damage from gas main and street paving project. The two poles will be replaced with 'IN KIND' poles, with same style, color, and size. This will be as close as a match available in Edgewater series to match the existing pole to be painted in black gloss and matching LED luminaire. The lighting lumens and brightness much match the existing lighting with same lighting softness / brightness. New lighting should not exceed the brightness as existing. All applications must meet the Department of Interiors Historic Guidelines.

d. COA 22-0213 MAJOR PROJECT – 114 Buford Avenue

EPDM to EPDM roof replacement on lower porch roof, and asphalt shingle to asphalt shingle replacement on remainder using Dynasty IKO Shadow Brown shingles. All applications must meet the Department of Interiors Historic Guidelines.

NOTE: HARB is a **DESIGN** review board only, each project must meet all other Borough Ordinance and Building code Requirements prior to final approval through Council the 2nd Monday of the following month.

