



Gettysburg

HISTORIC CROSSROADS

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HISTORIC ARCHITECTURAL REVIEW BOARD (HARB)

AGENDA

WEDNESDAY – October 20, 2021 7PM – In Troxel Council Chambers

1. Call meeting to order.
2. Review and Approval of Agenda & Meeting Minutes
 - A. A motion to approve Business Meeting Agenda of October 20, 2021
 - B. Meeting Minutes from September 15, 2021
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 21- 0127 MAJOR PROJECT: 29 Chambersburg Hotel**
Re-construct window on west side of building for proposed restaurant. The terra cotta tile in the storefront will be replaced with wood raised panels, new windows will be installed adding posts and trim for support as well as historical aesthetics. The front doors to each of the dining areas will be moved to the center closer to what they would have been originally. On the west side of the restaurant in the courtyard adjoining the Gettysburger Restaurant and awing window will be installed to allow for customers to access the bar area from the courtyard for orders. The new awing window will be in the opening of an original window that was later bricked in. Existing trim around the leaded glass storefront will remain intact and preserved.
 - B. **COA 21-0129 MAJOR PROJECT: 37 Barlow Street – David Monsour**
New roof shingle to shingle, new front porch columns from wood to fiberglass, replace wood decking with composite decking, new 24x24 garage; expand covered porch with additional decking 216 sq ft; repoint chimney.
 - C. **COA 21-0128 CRITICAL PROJECT: 60 E. Middle Street – Reaver Real Estate Investments LLC**
Removal of original brick non-functioning chimney, to replace with vent and cover area with asphalt shingles matching existing roof. NOV – Work done without or permit approval or review through the Borough/HARB. Previously approved through ADMIN review to replace/rebuilt chimney 21-0102.

Note: COA 21-0112 was a duplicate and deleted.

Reports

- A. Administrative Approvals Since Last Meeting (see list attached)
- B. Report of Chair – *Newly assigned*
- C. Report of Staff - Historic Preservation Awards Checklist – Each member to provide updates and selections.
 - 1). Discussion of time change from current mtg scheduled time of 7-9pm to 6-8pm.
 - 2). 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. Art Council is working with us to recycle dishes and make the bird baths.
 - 3). THANK YOU – Hang Tag
 - 4). Preservation Awards – choose dates, review projects schedule?

Public Comment

6. Adjourn

Certificates of Appropriateness approved administratively since the last HARB meeting:

- a. **COA 21-0117 MINOR PROJECT: 340 Baltimore Street – Main Street Gettysburg/ Borough of Gettysburg**
Installation of TWO 3'x11' banner on the façade of 340 Baltimore Street with the text: "Future Home of the Gettysburg Welcome Center". Expires 12/31/2021 All applications must meet the Department of Interiors Historic Restoration Guidelines.
- b. **COA 21-0118 MINOR PROJECT: 1-5 Baltimore Street – House of Bender**
Install new step flashing and counter flashing around chimney and repoint as needed on upper main shingle roof. Flash wall areas around windows on second story South roof. Replace rubber roof with EPDM roof on second story north roof. Replace all three first floor flat rubber roof areas with EPDM. Remove existing shingles on first floor sloped roof and replace with Timberline HDZ shingles. All work must in be 'IN KIND' or must be reviewed through HARB. All applications must meet the Department of Interiors Historic Restoration Guidelines.
- c. **COA 21-0119 MINOR PROJECT: 315 N. Stratton Street – Regina G. Piper**
Remove and replace existing asphalt shingles with charcoal gray architectural shingles. All applications must meet the Department of Interiors Historic Restoration Guidelines.
- d. **COA 21-0120 MINOR PROJECT: 101 Chambersburg Street – John and Gina Levan**
Installation of a 20'x30' temporary commercial tent to extent outdoor dining for a restaurant seating
All construction must meet the Department of Interiors Historic Restoration Guidelines.
- e. **COA 21-0121 MINOR PROJECT: 145 W. Middle Street**
Replace current metal roof with new metal roof same color and install white gutters. All construction must meet the Department of Interiors Historic Restoration Guidelines.

- f. **COA 21-0122 MINOR PROJECT: 400 Baltimore Street John & Katherine Reid**
Shingle to shingle commercial roof replacement with GAF architectural shingles in hickory color. Install roof & gutter system with in-kind materials and like colors. All construction must meet the Department of Interiors Historic Restoration Guidelines.
- g. **COA 21-0123 MINOR PROJECT – 2 Baltimore Street – Kadel LLC - David Peters**
Repair exterior wall and window area damaged by car crash, including windows and frame, brickwork, interior drywall, any additional hidden damage. Mason to repair exterior bricks that are deteriorating. Materials to be used include wood, glass, bricks like current bricks, nails, caulk, paint. All signage and construction must meet the Department of Interiors Historic Restoration Guidelines.
- h. **COA 21-0124 MINOR PROJECT: 221 S. Washington Street – Richard and Nancy Taylor**
Residential metal roof replacement. All construction must meet the Department of Interiors Historic Restoration Guidelines.
- i. **COA 21- 0116 MINOR PROJECT: 60 Breckenridge Street – Make Group LLC**
Renovating existing 4-unit residential building into a 3-unit residential building. Renovation includes removal of all interior finishes, new mechanical, electrical, and plumbing systems; new insulation; code compliant unit separations; code compliant egress windows; and all new finishes. Front elevation removal of existing door, restore historic wood siding, remove, and replace center front door and door hood/roof, restore existing wood siding, windows, repoint stone masonry foundations, remove existing front steps and provide new brick steps. Side elevation: permission to install alternative vinyl siding (shiplap) on entire elevation, remove and replace windows as necessary to provide emergency exits, provide new doors and hoods. Rear Elevation: Remove and replace 2nd floor windows with large emergency egress windows, and remove and replace existing siding, provide compliant handrails at entrance door, remove existing vinyl siding restore substrate / sheathing. Previous COA 19-0121 approval.
- j. **COA 21-0125 MINOR PROJECT 211 S. Washington Street – Jordan T. Chiaruttini**
Re-roof from shingles to rubber on late side addition – emergency repair due to leaks and pitch of roof. Changing from shingles to EPDM rubber roof.
- k. **COA 21-0126 MINOR PROJECT 250 Baltimore Street – John Buchheister**
Replace wood porch floorboards on second floor to match existing. Replace wood band boards to match existing. Scrape and repaint handrail and ceiling under porch. All 'in kind' work any change in materials will require HARB review and approval.

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.