



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 – April 20, 2022 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 April 20, 2022
 - B. Meeting Minutes from March 16, 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 & Guest Speaker, Mr. Frank Grumbine
 - A. **COA 22-0040 Major Project – 163 York Street – Twin Bridges Farm, LLC**
Emergency demo work to remove separating brick from the entrance door awning/roof and replacing with temporary plywood and will come in with plans for HARB review for final rebuild –roofing dormer structure with remain with this application. All construction must meet the Department of Interiors Historic Guidelines.
 - B. **COA 22-0038 MAJOR PROJECT: 326 Baltimore Street – Troy Dean**
Remove existing rear steps and 2nd floor decking and replace with pressure treated lumber. Currently decking and steps were installed without permit review or approval. All exterior detail areas will be replicated to match the existing areas. All applications must meet the Department of Interiors Historic Restoration Guidelines.
 - C. **COA 22-0041 MAJOR PROJECT - 123 W. High Street – John Buchheister**
Modification to rear garage - Secure existing garage door in raised position and replace opening with new exterior wall with one man door 6-panel steel door, 1 new 3x5'6" double hung window insulated glass with vinyl or aluminum clad wood window (emergency exit compliance) and cover this area only with vinyl siding black or black painted. Front Façade work only to garage, no work permitted on sides or rear facing alley.
 - D. **COA 22-0034 MAJOR PROJECT – 226 N. Stratton Street – Wesley Heyser**
Rear addition to expand kitchen on first floor and master bathroom on second floor, replace rear second floor flat roof with a peaked roof. Addition of master bath on second floor. Alter window and door size/placement inside and rear. Addition of rear and side screened porch. Remove aluminum siding and replace with brick veneer, along with rotting trim with fly ash. Rebuild front porch to address rot, replace front porch railing. Replace front retaining wall. Enclose yard with 48" black aluminum fence with arched gate at front entrance.

GUEST SPEAKER – TRAINING: Mr. Frank Grumbine Central PA Community Preservation Coordinator, Preservation Service.
Discussion topics: Materials, approval process, repair vs. replacement, applicant & staff & HARB relationship.

Reports

- A. Administrative Approvals Since Last Meeting (see list attached)
- B. Report of Chair
- C. Report of Staff - Historic Preservation Awards scheduled on May 18th, 2022, reception scheduled 5:45-6PM, 6pm for awards presentation, 7pm for scheduled meeting.

1). Satellite Dish updates – Provide any comments. Council will need to approve any ordinance updates / design guide updates. Grant Application for updates to Ordinance and Design Guide – we have an in staff intern available to help us with this transition. Bring comments for DRAFT ordinance to June’s meeting.

2). The Art Council only received one satellite dish; they will use it for their art exhibit as an example.

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

Public Comment

6. Adjourn

Certificates of Appropriateness approved administratively since the last HARB meeting:

- a. **COA 22-0022 MINOR PROJECT: 33 Steinwehr Avenue – Tessa G. Bardo**
Change of occupancy from Ice cream parlor to ice cream parlor and crepery. Installation of 4’x3’ vinyl/pvc sign hanging from existing pole and brackets. Signage must be anchored in the mortar, not within the existing brick. All applications must meet the Department of Interiors Historic Restoration Guidelines.
- b. **COA 22-0026 MINOR PROJECT: 116 Baltimore Street – Stausbaugh Law, PLLC**
Change of occupancy to professional office. Installation of one 3’x3’ aluminum and cast-iron wall mounted sign for Strausbaugh Law. Aluminum sign with cast iron brackets wall mounted. All applications must meet the Department of Interiors Historic Restoration Guidelines.
- c. **COA 22-0027 MINOR PROJECT: 168 Carlisle Street - Melva Cackle – Gettysburg Vapes**
Change of use from coffee shop to retail store. Installation of one 4.7’x3’ laminated vinyl sign for Gettysburg Vales on existing brackets. All applications must meet the Department of Interiors Historic Guidelines.
- d. **COA 22-0028 MINOR PROJECT: 100 Chambersburg Street – JME II LLC**
Repoint joints and repair peeling enamel coating on the masonry units with new enamels intended for that use. Repair/install flashing and covering the tops of the parapet wall with copper metal coping. In kind replacement repair work – alternative materials may require HARB review. Paint window frames, doors, and other existing painted surfaces. All applications must meet the Department of Interiors Historic Guidelines.

- e. **COA 22-0029 MINOR PROJECT: 114 E. Middle Street – Anne Gallagher**
Remove existing chain link fence and install 72 linear feet of 6-foot-high privacy fence along the west side of the rear yard. All applications and construction must meet the Department of Interiors Historic Guidelines.
- f. **COA 22-0030 MINOR PROJECT: 548 Baltimore Street – Gettysburg Heritage Enterprises**
Repair rotted wood board 'in-kind' and paint wood above the gift shop entrance. Install 20"x13' wall sign for 'The Jennie Wade House Gift Shop' above entrance. All construction must meet the Department of Interiors Historic Guidelines.
- g. **COA 22-0029 MINOR PROJECT: 114 E. Middle Street – Anne Roden**
Installation of 72 linear feet of 6-foot-high wood privacy fencing along the west side of the rear yard. This is to screen private residence from mixed business use side yard boundary. All applications must meet the Department of Interiors Historic Guidelines.
- h. **COA 22-0023 MINOR PROJECT: 45 Chambersburg Street – G-burg Real Estate Co.**
Use first floor as retail where retail business was previously located. Restore three (3) existing wood windows on 2nd floor to remain paintable original wood windows. In kind maintenance. All construction must meet the Department of the Interiors Historic Guidelines.
- i. **COA 22-0031 MINOR PROJECT: 46 South Street – Spencer Waldron**
Shingle to shingle replacement 'in-kind' no wrapping of exterior exposed wood trims. All construction must meet the Department of the Interiors Historic Guidelines.
- j. **COA 22-0033 MINOR Project: 163 York Street, Twin Bridges Farm LLC**
Repair rotted wood on exterior panels as needed. Power-wash, prime, repaint panels using the same look and colors. Replace outswing double door in-kind. Repair rotted wood on interior entryway of building. Remove windows, replace window sills and reinstall same windows in interior entryway. All construction must meet the Department of the Interiors Historic Guidelines.
- k. **COA 22-0035 66-68 W. High Street – The Gettysburg Academy - Scott and Debra English**
To remove an existing chain link fence and replace with a 6 'privacy fence to build line of 10 'then use 1:1 open ration fence from building line to sidewalk. To replace existing wood decking on rear 2nd floor deck with Timber-Teck material with a wood grain appearance and ceiling of same porch 'in kind'.
Paint existing wood porch columns, cupola, and soffit at roof line.

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.

