



Gettysburg

HISTORIC CROSSROADS

Borough of Gettysburg
Adams County, Pennsylvania
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HISTORIC ARCHITECTURAL REVIEW BOARD (HARB) AGENDA WEDNESDAY – May 15, 2024 at 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 May 15, 2024
 - B. Meeting Minutes from April 17, 2023
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 24-0025 MAJOR PROJECT – 128 Chambersburg Street – Gettyspace LLC**
Installation of a 11.5' x 10' rear deck to the 2nd floor, with associated stair feature. The deck will be made of pine and a door will be cut to provide access to the 2nd floor of the building to provide ingress and egress removing and covering the existing rear window to the left of the proposed new door. Replacing the existing rear vinyl siding with vinyl siding (rear of the building only). A 14x12' concrete pad and 4x4 landing will be added to the rear bump out of the structure.
 - B. **COA 24-0014 MAJOR PROJECT – 444 Baltimore Street – Lance Zaal**
Build or place modular type storage shed two-stories high, 10'Wx24'Lx15H' in the backyard of 444 Baltimore Street. The shed would be complementary in color, style, and size to fit the surrounding area. With Smartec siding, wood 4 lite windows, loft, wood double door and shingled roof. Red and cream colors. The shed will be placed on a concrete pad.
 - C. **COA 24-0015 MAJOR PROJECT – 452 Baltimore Street – Welty House APPLICATION WITHDRAWN**
Build or place modular type shed in the backyard of 452 Baltimore Street. The shed would be complementary in color, style, and size to fit the surrounding area.
 - D. **COA 24-0028 MAJOR PROJECT – 533 Steinwehr Avenue - Gettysgolf**
Construct a new mini-golf course on the open L-shaped property located on Steinwehr Ave between KFC and McDonalds. This will be a 18 hole mini-golf course with the holes nearest Steinwehr Ave. Using the existing paved area for parking and access from John Avenue. The club house will contain ADA toilet rooms and water

fountains as well as a ticket and club house for employees. The club house will be 20'x20 feet one story with stone veneer.

F. COA 24-0030 MAJOR PROJECT – 443 York Street _ Kevin McCready, The Cafe

Turn garage space into a small café for 25 people. The garage door will be removed with a smaller 12' glass, garage door and a 3'-0" egress door. A 2nd door will be added at the rear of the space visible from N. 5th Street to serve as entry from the rear parking lot. ADA ramp will be provided next to an elevated patio for exterior seating. The elevated patio and ramp will be concrete with a brick veneer to match the building. The required guardrail and seating area will be a screened railing. The handrail down the ramp will be a regular black handrail with vertical pickets.

Reports

- A. Administrative Approvals Since Last Meeting (see list attached)
- B. Report of Chair
- C. Report of Staff
 - 1). John Whitmore – Sign Ordinance Discussion
 - 2). Fill out and Return your Ethics forms.
 - 3). Peeling Paint Letter - Update
- D. Public Comment
- E. Adjourn

Certificates of Appropriateness approved administratively since the last HARB meeting:

- a. **COA 24-0022 MINOR PROJECT – 69 W. Middle Street – Xiaohong Doughty**
Replace existing gutters and damaged fascia with 'in-kind' materials. All applications must meet the *Secretary of the Interior Guidelines*.
- b. **COA 24-0023 Minor Project – 122 E. Middle Street – James Fleet**
Apply paint and sealant to existing metal roof. All applications must meet the *Secretary of the Interior Guidelines*.
- c. **COA 24-0024 MINOR PROJECT – 240 Carlisle Street – Gettysburg College**
Replace existing shingles and EPDM rubber roofing; and colors and finishes will be same style and color of existing roofing materials. All applications must meet the *Secretary of the Interior Guidelines*.
- d. **COA 24-0026 MINOR PROJECT – 254 Seminary – American Battlefield Trust**
Sand and wash the entire structure, paint, and replace rotted wood 'in kind'. All applications must meet the *Secretary of the Interior Guidelines*.

- e. **COA 24-0027 MINOR PROJECT – 121 N. Stratton Street – Robert Crouthamel**
Place new asphalt shingles over existing shingles on the front roof only. The rear roof is metal and in good condition and will not be touched. All applications must meet the *Secretary of the Interior Guidelines*.

- f. **COA 24-0032 MINOR PROJECT – 785 Baltimore Street – Rebecca J. Brown**
Replace new gutters with 5 ½” half rounds and downspouts. All applications must meet the *Secretary of the Interior Guidelines*.

- g. **COA 24-0027 MINOR PROJECT – 121 N. Stratton Street – Robert Crouthamel**
Façade updates to include painting of soffit and fascia, painting two window trims white, painting frame of the doorway, painting front door, and replacing existing half round gutters. All applications must meet the *Secretary of the Interior 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.