



*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](http://www.gettysburg-pa.gov)

## HISTORIC ARCHITECTURAL REVIEW BOARD (HARB)

### AGENDA

WEDNESDAY – July 20, 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 July 20, 2022
  - B. Meeting Minutes from June 15, 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 22-0054 MAJOR PROJECT – 225 York Steet – Ravi Singh**  
NOV- Lighting installed without approved permits. Install new lighting on building, including 3 wall packs and 16 light bars. Review light fixtures, lumens, and direction building and site lighting.
  - B. **COA 22-0057 CRITICAL PROJECT – 51 E. Stevens Street – Orchard County Realty, LLC**  
Construction of a support retaining wall extending previously permitted wall along alleyway to the front of the property using Gettysburg gray masonry block. Replace broken concrete steps in front of property. Demolition of shed/garage to the rear of the property.
  - C. **COA 22-0076 MAJOR PROJECT – 12 Chambersburg Street – Zach Bortner, Open Minds**  
Renovations to the front façade to include new stone masonry veneer. New stone arched entrance and stone arched large window to create a more entrance. All applications must meet the Department of Interiors Historic Restoration Guidelines.
    - Reports
      - A. Administrative Approvals Since Last Meeting (see list attached)
      - B. Report of Chair
      - C. Report of Staff

- 1). 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.
- 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 to finalize text. If there are NO comments I will proceed with the current draft.
- 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 22-0064 MINOR PROJECT: 228 Buford Avenue – Keith Soliday**  
Shingle to shingle replacement. All applications must meet the Department of Interiors Historic Restoration Guidelines.
- b. **COA 22-0065 MINOR PROJECT: 45 E. Stevens Street – Leslie A Casteel**  
Construction of a 3 ½ x 3 ½ foot concrete pad for a new HVAC unit located next the side of the rear garage. The unit shall be screened from the street view. All applications must meet the Department of Interiors Historic Guidelines.
- c. **COA 22-0066 MINOR PROJECT: 28 E. Water Street – Gettysburg Strength and Conditioning**  
Construction of a 12 x 40-foot driveway off E. Water Street to the right of the dwelling. HOP Permit required for final approval. All applications must meet the Department of Interiors Historic Guidelines.
- d. **COA 22-0067 MINOR PROJECT: 66-68 W. Middle Street – James and Barbara Entwistle**  
NOV – work started without permit / Coldsmith Roofing. Remove gutter system and install EPDM system with all necessary flashings on flat portion of roof. No change in materials permitted, not covering of wood trims, fascia, or soffit. All applications must meet the Department of Interiors Historic Guidelines.
- e. **COA 22-0068 MAJOR PROJECT: 29 W. Middle Street – Fifty Properties LLC**  
Repair structural and cosmetic damage to existing 3-story porch. No new materials or change in door, window sizes, shape or design is permitted. All work must be 'in kind'. All Styles of the façade shall remain the same. Any changes in materials or size of windows or doors must be re-submitted for review through HARB. All applications and construction must meet the Department of Interiors Historic Guidelines.
- f. **COA 22-0069 MINOR PROJECT: 37 W. Middle Street – BF Properties, LLC**  
Shingle to shingle replacement on approximately 12'x15' sloped roof at rear addition. The metal roof on the main building will be painted. NO other materials are to be altered or replaced. All applications must meet the Department of Interiors Historic Guidelines.
- g. **COA 22-0070 MINOR PROJECT: 37 W. MIDDLE STREET – James and Barbara Entwistle**  
Removal of existing of composition shingle roof and replace with composite shingles roofing, as well as chimney flashing, ridge vent, and ridge cap. No wrapping of wood frames, soffits, or fascia. Any change in materials will require HARB review.

- h. **COA 22-0071 MINOR PROJECT: 326 S. Washington Street – Amy And Randy Nail**  
Remove and replace corrugated metal roof on rear addition in-kind with corrugated metal roofing. Remove and replace half-round gutters and downspouts along replaced roofing section in-kind with half-round gutters and downspouts. All applications must meet the Department of Interiors Historic Guidelines.
- i. **COA 22-0072 MINOR PROJECT: 512 York Street – Steve and Patricia Bussey**  
Remove and replace vinyl siding on the side of the house with vinyl siding. Remove and replace raised panel shutters in kind. All work must be done in kind, no wrapping of exposed wood windows or framing with this approval. All applications must meet the Department of Interiors Historic Guidelines.
- j. **COA 22-0073 MINOR PROJECT: 228 Chambersburg Street- Gregory B. Dale**  
Repair damaged brick and mortar and replace siding with matching siding. Re-install electric connections and replace damaged meter boxes. All applications must meet the Department of Interiors Historic Guidelines.
- k. **COA 22-0074 MINOR PROJECT: 34 Baltimore Street - Yu Ping Huang**  
Remove existing 2,000 SF rubber roofing on rear addition roof and replace with EPDM. Remove existing asphalt shingles on front building roof and replace in-kind with asphalt shingles. Replace damaged wood fascia with new wood. All applications must meet the Department of Interiors Historic Guidelines.
- l. **COA 22-0075 MINOR PROJECT: 40 South Street – Michael Gladfelter**  
Remove existing ~324 SF patio and replace with new ~572 SF paver patio and steps with knee walls (34'L x 26" high x 11.5") for a total impervious of 404 SF, and vinyl pergola. This will ADD a new impervious area of 656 SF. This area will be behind the house and not visible from the main roadway.

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.