



*Gettysburg*

HISTORIC CROSSROADS

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

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## HISTORIC ARCHITECTURAL REVIEW BOARD (HARB)

### AGENDA

**WEDNESDAY – September 21, 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 September 21, 2022
    - B. Meeting Minutes from August 17, 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
  6. Pella Windows Presentation for Historic Window Replacement Windows – Aaron Ulish 717-321-5971 or 223-279-9279 [aaron-ulish@gunton.com](mailto:aaron-ulish@gunton.com).
- A. COA 22-0086 MAJOR PROJECT – 240 Chambersburg – George Makoutz**  
Demolish a concrete block 2 car garage (650 sq ft) with shingled roof to the rear of the property along W. Zerfing Alley to allow work on the house and expand off street parking in rear of property; replace roof on rear of addition to match the roof on the main original building (change roof pitch).
- B. COA 22-0096 MAJOR PROJECT – 252 Baltimore Street – John Buchheister**  
Convert an existing single-family residence into a mixed-use building with a museum on the first floor and one dwelling unit on the 2<sup>nd</sup> floor. Adding a new exterior door on the through the brick on the north elevation of the structure. The door shall be traditional style half lite door, from a salvage yard. Otherwise, a secure insulated half lite high profile metal door will be used.
- C. 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.

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

D. Adjourn

**Certificates of Appropriateness approved administratively since the last HARB meeting:**

- a. **COA 22-0081 MINOR PROJECT: 1 Lincoln Square – Gettysburg Hotel Investors LLC**  
Hang 4'x8' banner to welcome US Army 50th Company OCS group to hotel from 9/6/2022 through 9/9/2022, to be hung from the front porch over the hotel steps. All applications must meet the Department of Interiors Historic Restoration Guidelines.
- b. **COA 22-0087 MINOR PROJECT: 53 E. Middle Street - Historic Gettysburg Adams County**  
Hang 8'x3' (24 sq ft) banner on the front façade of 53 E. Middle Street below the center window or doors. Banner will be hung from 9/1/2022 through 11/30/2022. There are 0 (zero) banner permits remaining for 2022. All applications must meet the Department of Interiors Historic Guidelines.
- c. **COA 22-0088 MINOR PROJECT: 24 Chambersburg Street – Adams County Democratic Committee**  
One six (6) sq ft projecting sign for the Adams County Democratic Committee to be hung from existing brackets. All applications must meet the Department of Interiors Historic Guidelines.
- d. **COA 22-0089 MINOR PROJECT: 253 Baltimore Street – Radcliffe Schultz**  
Architectural shingle to shingle re-roof on front portion of the building. All applications must meet the Department of Interiors Historic Guidelines.
- e. **COA 22-0090 MINOR PROJECT: 123 W. High Street – John Buchheister**  
Installation of roof mounted solar system with 72 solar panels, 36 micro inverters and one solar shutoff on REAR Garage roof facing away from Legion Alley on non-sensitive building. Roof of garage is not visible from High Street and will be screened by the existing trees, house, and low profile of the proposed location. All applications must meet the Department of Interiors Historic Guidelines.

- f. **COA 22-0092 MINOR PROJECT: 35 Carlisle Street – Gettysburg Foundation**  
Installation of Tudor Brown aluminum and full glass storm door on main entrance to cover and protect the existing historic wood door. All applications must meet the Department of Interiors Historic Guidelines.
  
- g. **COA 22-0091 MINOR PROJECT: 141 E. Middle Street – Gary and Jamie Shaffer**  
Repair of existing 6' fence to include new posts and panels, removal of existing shed and installation of new prefab shed 12'x8'. All applications must meet the Department of Interiors Historic Guidelines.
  
- h. **COA 22-0093 MINOR PROJECT: 28 E. Water Street – Dave Rawlings**  
Construct a rear access to the 2<sup>nd</sup> floor by removing a window and adding a door and decking to access to the 2<sup>nd</sup> floor for a 2<sup>nd</sup> apartment (changing from single family to 2 apts). All internal modification will be reviewed through UCC. The decking and stair will be of pressure treated lumber. All applications must meet the Department of Interiors Historic Guidelines.
  
- i. **COA 22-0094 MINOR PROJECT: 29 E. Middle Street – Darren Glass**  
Re-roof shingle to shingle residential roof replacement on the front portion of the house, and rubber to rubber roof replacement on the rear additions. Shingle to shingle replacement. All applications must meet the Department of Interiors Historic Restoration Guidelines.
  
- j. **COA 22-0095 MINOR PROJECT: 133 Chambersburg Street – DCPA Holdings**  
Replace existing standing steam metal roof on the front portion of the building with new AB seam panel in gray which replicates the existing standing seam. All applications must meet the Department of Interiors Historic Guidelines.
  
- k. **COA 22-0099 MINOR PROJECT: 27 Hanover Street – Kenneth Eshleman**  
Shingle to shingle re-roof and metal to EPDM rubber roofing on small low slope rear of house. All applications must meet the Department of Interiors Historic Restoration Guidelines.
  
- l. **COA 22-0098 MINOR PROJECT: 240 Baltimore Street – Tessa G. Bardo**  
Remove all damaged and brittle slate from steeple and replace with hand-cut fabricated slate to replicate the existing patterns and fish scales in size, shape color and appearance. Reinstall decorative topper on steeple tower and install custom drip edge and flashing around the towner. ALL WORK MUST BE IN KIND – all good slate must be reused, and replacement /broken pieces must be custom cut. All applications must meet the Department of Interiors Historic Guidelines.
  
- j. **COA 22-0097 MINOR PROJECT: 3 Steinwehr Avenue – Tessa G. Bardo**  
EPDM to EPDM rubber roof replacement on back porch. In kind roof replacement.  
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.

