



*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, NOVEMBER 28, 2018**

1. Call meeting to order
2. Review of Agenda
3. Review and Approval of Meeting Minutes
  - A. Business Meeting of October 17, 2018
4. Public Comment for Items Not on the Agenda
5. Public Comment for Items on the Agenda
6. Old Business: Project Status Update
  - A. **COA-18-0016, 340 Baltimore Street – Future Stake, Inc.**  
CRITICAL PROJECT: Demolition of a sensitive building and foundation with grading and temporary stabilization of site in preparation for new construction (separate application to follow).  
*Applicant submitted withdrawal of existing application on November 20, 2018. The project will be re-visited and a new application submitted in early 2019.*
7. New Business: Applications for Review
  - A. **Pre-Application Consultation: 157 Carlisle Street (The Colonial) – Gettysburg College**  
Gettysburg College is preparing an application for alterations to a former mid-twentieth century motor lodge which now serves as student housing. Prior to formal submission, the College would like some guidance from HARB on what would be an appropriate treatment for enclosure of the carport to add more interior common space for the residents and to make the building look less like a motel. They have been advised by the Preservation Officer that the carport is a distinctive feature of this type of architectural form and that whatever treatment/configuration/material is proposed should be compatible with the existing and respect its former use.
  - B. **COA-18-0108: 129 N. Stratton Street – Lynn Barrett**  
CRITICAL PROJECT: Remove existing historic tin shingle roof on a sensitive building and replace with a standing seam metal panel roof system in "Hawaiian Blue" colorway with drip edge, fasteners, valley flashings, ventilation; remove existing shingle system on porch roof and replace with GAF Timberline HD architectural shingles in "Oyster Gray" colorway; re-paint two (2) previously coated chimneys with elastomeric brick paint.

- C. **COA-18-0115: 251-253 Chambersburg Street – SPG Capital, LLC**  
 CRITICAL PROJECT: Replace two (2) existing entry and storm doors on primary façade of a sensitive building with new Masonite primed steel full divided lite doors and Larson Signature Classic full view white powder-coated aluminum storm doors; install Larson Premium 2 track double-hung storm windows; repair/tuck-point masonry brick between front porches.
- D. **COA-18-00116: 43-45 E. Middle Street – Douglas & Morgan Miller**  
 CRITICAL PROJECT: Alterations to windows on a sensitive building to include:
- Temporarily remove historic two-over-two wood windows, install fixed frameless dual pane full glass inserts in existing openings to create inset “storms”
  - Rehabilitate historic windows (scrape, paint, re-glaze) and re-install as non-operable behind inset “storms”
  - Clad/encapsulate decorative Italianate Style millwork in sheet metal, caulk to create moisture barrier to interior, and paint
  - Remove replaced treated wood scrolls at base of Italianate Style windows and replicate in wood grain synthetic material, paint to match existing
  - Remove wood windows in dormers at attic level, install clad wood replacement windows in existing openings
- E. **COA-18-0117: 196 S. Stratton Street – Survivors, Inc.**  
 CRITICAL PROJECT: Construction of a new 6'-9-5/16" wide x 15' long frame storage shed addition on the south elevation of a sensitive building; relocate existing fence panel back (eastward) to left of side porch; to be accessed via new man door at eastern side of south elevation and pocket door on west elevation; exterior materials to include white vinyl siding and tab shingles to match existing on main house.
- F. **COA-18-0118: 43 South Street – Michele King**  
 CRITICAL PROJECT: Remove all nineteen (19) windows from a sensitive building and install vinyl replacement windows in existing openings

## 8. Reports

### A. Administrative Approvals Since Last Meeting

- **COA-18-0040: 44 W. High Street – Rosemary Meagher**  
 CRITICAL PROJECT/REPLACEMENT-IN-KIND (*Re-issue of previously approved COA, change of contractor w/ project scope amended to include additional work*): Remove existing gutter system on house and shed; install new gutters/downspouts in same locations; scrape existing metal roof system and coat with Bulldog Base/Top Coat in similar colorway
- **COA-18-0102: 131 Carlisle Street – Monahan Realty Company et al**  
 CRITICAL PROJECT/REPLACEMENT-IN-KIND (*Previously approved COA and building permit had expired*): Removal of existing flat roof at rear of building, replace with new Firestone RubberGard EPDM SA rubber roofing system
- **COA-18-0109: 314 N. Stratton Street – Susan H. Cipperly**  
 CRITICAL PROJECT/REPLACEMENT-IN-KIND: Remove existing shingle roof system, replace with GAF Timberline HD architectural shingles in "Fox Hollow Gray" colorway with all necessary underlayments, flashings, edges, vents, etc.

- **COA-18-0110: 127 N. Washington – Apex Realty Holdings, LLC**  
MAJOR PROJECT: Erection of a semi-permanent prefabricated 8' x 10' metal storage shed at rear of property visible from Monument Alley; to be removed when tenant is no longer in residence
- **COA-18-0112: 214 Chambersburg Street – Betty Jo Naugle**  
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Removal of existing shingles on mansard roof and top of dormers, replace with TAMKO Heritage architectural shingles in "Cedar" colorway
- **COA-18-0113: 1 Lincoln Square – Gettysburg Hotel Investors**  
BANNER: Erection of a 40 sq ft (4ft x 10ft) holiday promotional banner for the "Annual Breakfast with Santa" event on the principal façade (front porch of Hotel over steps) for 30 days from Sunday, November 25, 2018 through Saturday, December 1, 2018 ONLY.
- **COA-18-0114: 369 York Street – Spontaneous Holdings, LLC**  
CRITICAL PROJECT/REPLACEMENT-IN-KIND: Remove existing shingle roof system; replace with new GAF Timberline HD architectural shingles in "Pewter Gray" colorway with all necessary underlayments, flashings, edges, ice/water shields, vents, etc.

B. Report of Chair – *Gary Shaffer, AIA*

- HARB, Historic District standards, and affordable rental housing

C. Report of Staff – *Becky LaBarre, Director of Planning and Historic Preservation*

**CLG Training Opportunities at Borough Hall**

- Traditional Building Webinar “Past, Present, and Future Uses of Exterior Shutters” on Tuesday December 4, 2018 from 2:00pm-3:00pm
- Webinar for Existing CLGs on Friday December 7, 2018 at 1:00pm-2:00pm

9. Other Business

- A. *Update: Revisions to Chapter 27, Zoning Ordinance including Section 8A: Residential Office Redevelopment District (ROR)* following the public hearing on October 22, 2018 have been accepted as advertised with no change; **vote for enactment by Borough Council scheduled for Monday December 10, 2018 at 7:00pm.**

10. Public Comment

11. Adjourn