

## HISTORIC ARCHITECTURAL REVIEW BOARD

THURSDAY, JANUARY 22, 2004 – 7:15 P.M.

**MEMBERS PRESENT:** Dale Kaufman Steve VanOrmer  
Nancy Harper Pauline Shurr  
Beth Johnson

**OTHERS PRESENT:**  
Patti Bachman, Secretary Florence Hoogerwerff  
George Desmond Joanne Denlinger  
Vernon Denlinger May Gaynor

The December 18, 2003 meeting was cancelled.

**MINUTES OF NOVEMBER 20, 2003:** Nancy Harper stated that the minutes of November 20, 2003 should reflect that the construction at 107 Miller Street was in violation and that it had not been approved by HARB. Nancy also asked that the minutes reflect the comments concerning the Realtor that is on the HARB board, and that he has not been to the meetings, and a new member should be appointed. These changes were made to the Minutes of November 20, 2003 and were approved.

**124 WEST MAIN STREET:** Patricia Desmond submitted an application to remove the existing garage in the rear of this property. To strip the paint and repaint exterior brick per original date. George Desmond was in attendance to explain that no sandblasting will be performed on the structure, the paint will be removed chemically. Mr. Desmond stated that he will come back to HARB with the color choices when they have the present paint removed to reveal what may have been there originally. A motion was made by Pauline Shurr, seconded by Steve VanOrmer and passed unanimously to approve the application.

**15 WEST MAIN STREET:** An application was submitted by George Desmond, Harold Wiker and Tony D'Alessandro: The application states: "Exterior will be restored to a period appropriate appearance including – scope of work cannot be fully itemized until siding is removed and research has been completed." Mr. Desmond stated that they would like to bring the exterior back to the original log house that it is. Mr. Desmond agreed that he or a representative will come back to a meeting after they strip the siding of the property and find out what may be underneath, and what will be required to restore this property. A motion was made by Nancy Harper, seconded by Pauline Shurr and passed unanimously to approve the application.

**305 MILLER STREET:** An application was submitted by Joanne Denlinger and Vernon Denlinger to construct a single family home. Mr. Denlinger also provided plans for the home. Pauline Shurr suggested that the garage be moved to the East side of the home instead of facing the North, which faces the street. It was also noted that a window on the gable end of the garage would look more pleasing than the louver that is represented on the plans. This window would also provide natural light to the storage area above the garage. Mrs. Denlinger, and her son Vernon agreed to these changes. Samples of the color scheme were also provided and it was the

consensus of the members that these colors were appropriate. A motion was made by Pauline Shurr, seconded by Steve VanOrmer and passed unanimously to approve the application with the changes.

**41 EAST MAIN STREET:** An application was submitted by Joanne Musselman to repaint the front/sides of the house porch – same color as before – historic colors, painting panels of front door, adding house shutters, rehung & painted. This application had been tabled at the November 2003 meeting. The members looked at the color and approved that it was fine. A motion was made by Nancy Harper, seconded by Steve VanOrmer and passed unanimously to accept the paint as it appears. It was also stated that wood shutters would be allowed.

**111 EAST MAIN STREET:** An application had been submitted by Carole Eshleman to do repairs and paint to her home. This application has been tabled again, due to the fact that Ms. Eshleman could not be in attendance.

**251 MILLER STREET:** An application was submitted by Jeff Smoker to: cover existing wood siding w/Hardi-plank siding. Dale said he felt that this should not be used on the existing home, but could be used on the new addition on the back. He also stated he would like to see the trim that Mr. Smoker is planning on putting back on. Nancy stated that she was very discouraged that she and Dale were the only members to show up for the meeting with Mr. Smoker at the property. She also stated that Mr. Smoker had removed the summer kitchen before it was presented to HARB. The members agreed that they would like more information, such as; request a copy of the original plans be kept at the office for further reference; what trim will be used for the windows; and the final detailing on the porch. A motion was made by Beth Johnson, seconded by Pauline Shurr and passed unanimously to not approve the Hardi-board; to keep the wood siding on the old existing home.

**HARB ORDINANCE:** A motion was made by Nancy Harper, seconded by Beth Johnson and passed unanimously to adopt the revised HARB Ordinance and recommend to Council for approval.

**OTHER BUSINESS:** It was the consensus of the members to recommend to Borough Council to find a replacement of a Realtor for the board, due to the fact that Mr. Herr has not been in attendance at any of the meetings in 2003.

Member Pauline Shurr asked about the status of 8/10 East Main Street. Dale Kaufman stated that he will be calling the Borough Manager concerning this property. Pauline also handed out a list of items that will get discussed at future meetings.

**CITIZEN COMMENTS:** May Gaynor stated that she has been attending the Joint Planning Commission meetings for the past 13 months, and feels that the steering committee and the consultants for the Strasburg Region Inter-Municipal Cooperative Planning Agreement need to pay attention to Strasburg's Heritage and the aspect of the Historic District.

**ADJOURNMENT:** The meeting was adjourned at 9:15 P.M.

Patricia Bachman  
HARB Secretary

## HISTORIC ARCHITECTURAL REVIEW BOARD

THURSDAY, FEBRUARY 26, 2004 – 7:15 P.M.

MEMBERS PRESENT: Dale Kaufman Nancy Harper  
Pauline Shurr Steve Van Ormer  
Beth Johnson Tom Groff

OTHERS PRESENT: Florence Hoogerwerff

**MINUTES OF JANUARY 22, 2004:** The minutes of January 22, 2004 were approved as submitted.

**BOARD REORGANIZATION:** Board reorganization was discussed. Nomination for chairman for the coming year was Tom Groff, and for Vice-Chairman, Steve VanOrmer. A motion was made by Nancy Harper and seconded by Pauline Shurr and passed unanimously to approve the nominations.

**111 EAST MAIN STREET:** Carole Eshleman was not present. It was noted that a letter had been sent to Carole by Patti, reminding her of the meeting, and that for her application to be discussed she would have to be present. A motion was made by Pauline Shurr and seconded by Nancy Harper to table this application.

**46 EAST MAIN STREET (Former home of Fred Williams):** New Owners are Fred's daughter Margie, and her husband David Young. The new owners would like to make a small addition (approx. 6' x 20') on the east side of the existing wood frame garage. The purpose of the addition is to enable the garage to function as a garage for cars. The present depth of the garage is 16'-4". Permission to do some repainting on the existing house was also included in the application. A sketch site plan, a 1/4" scale plan of the garage and its addition, drawings of the existing garage and drawings of the proposed addition were distributed by Dale Kaufman, designer for the addition. Due to his involvement with this project, Dale excused himself from voting on this application.

Garage Addition: As illustrated in the drawings, the addition would be sided in wood german siding to match the existing siding. Color scheme would match the existing. The roof material will be 40# fiberglass shingles, color – grey. The existing garage shingles are diamond shaped asbestos shingles in seemingly very good condition, but not easily matched. Further research into this possibility will be done. A new 16' wide overhead garage door, semi-custom design no. 5 by Clopay and distributed by Calder door will replace the existing hinged wood garage doors. This design mimics the existing garage door design. Manufacturer's information on the door was also submitted. The slope of the new roof will match that of the existing. In addition, Steve Van Ormer had performed his photo wizardry on this project. The copy of the photo was submitted along with the aforementioned drawings. Impressive, to say the least. Steve is getting very good!!

Repainting of Existing House: The existing house has many layers of paint. Repainting will involve chemically removing the existing paint, prior to repainting. Colors will match the

existing color scheme of dark grey with white trim. Due to the cost of this process, only one or two sides may be done this year.

Motion: A motion was made by Pauline Shurr and seconded by Tom Groff to approve the application as submitted. Dale Kaufman abstained from voting.

**NEW HARB ORDINANCE:** The new Harb Ordinance will be advertised March 5 in the Lancaster Newspaper. The public meeting will be held March 23 at the second Boro Council meeting. Board members were encouraged to attend if possible. The Ordinance has already received Planning Commission approval at its regularly scheduled meeting of February 2, 2004.

**INFORMATIONAL MAILING / DISTRICT BROCHURE:** Pauline Shurr reported that she and Nancy Harper worked on completing the written portions of the proposed brochure, and worked with David Bowen of 128 Miller Street, Strasburg who volunteered his time to design the graphic portions of the brochure. Copies of the proposed brochure were distributed to Board members. "Very, very, very nice" and "impressive" were some immediate responses. Board members reviewed the brochure, briefly, since Dale was getting antsy. Dale did suggest that Franklin and Funk Streets could be added to the map, and that by doing so the southern border of the district limits along South Decatur could be more easily discerned. Board members were asked to review the written script and to contact Pauline or Nancy with any thoughts or concerns. A job, very well done. A very big THANK YOU was extended to Pauline, Nancy and Dave for their work.

Printing: The estimated cost for printing was approximately \$70. Initially, Pauline and Nancy had agreed to pay this expense, but all Board members present also volunteered to contribute. Florence volunteered May Gaynor as an additional resource. With seven volunteers, the damage per person should only be \$10.

**ADJOURNMENT:** The meeting was adjourned at 8:35 P.M.

Submitted by:

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Dale Kaufman, Board Chair  
for Patti Bachman, Secretary

## HISTORIC ARCHITECTURAL REVIEW BOARD

THURSDAY, MARCH 25, 2004 – 7:15 P.M.

**MEMBERS PRESENT:** Steve VanOrmer Nancy Harper  
Dale Kaufman Beth Johnson

**OTHERS PRESENT:** May Gaynor Penny D'Alessandro  
Tony D'Alessandro

**MINUTES OF FEBRUARY 26, 2004:** A motion was made by Dale Kaufman and seconded by Nancy Harper to approve the minutes of February 26, 2004 with the removal of the discussion concerning Pizza City painting.

**49 EAST MAIN STREET:** Robert and Betty Winters submitted an application to close in the existing back porch and to make it into a mud room. A motion was made by Dale Kaufman, seconded by Beth Johnson and passed unanimously to approve the enclosure of the porch. The motion did not include the color or the type and design of windows or door. Mr. Winters will be asked to provide a sample of the paint color and samples or brochures of the type of windows and the door that he will be using.

**112 WEST MAIN STREET:** James R. and Nancy A. Lane submitted an application which states: Replacement of existing front and side porch – no change in materials, colors, or architecture. Porch posts may not be able to be matched exactly – will try to replace as closely as possible. The members agreed that after inspection of the porch they felt that it seems to look fine, and that it should be repaired, not replaced. A motion was made by Dale Kaufman, seconded by Nancy Harper and passed unanimously to deny the application based on the fact that the members agreed that the posts, balusters, and hand rails should be repaired and not replaced.

**106 MILLER STREET:** Doug and Deborah Miller submitted an application to: Replacement of 8' x 9' sliding barn door with similar sized overhead garage door. The members of HARB agreed that they did not want to see the door being removed because it would take away from the architectural look of the building. A question was asked about a door specialist making some kind of chain mechanism for the existing wooden door. A motion was made by Nancy Harper and seconded by Dale Kaufman to deny the permit.

**HARB BROCHURE:** Nancy Harper went over the changes that will be made to the new brochure. This brochure will be presented to Council for their approval at the April 27, 2004 meeting.

It was noted that under the new Historic District Ordinance, all applications must be submitted 8 business days before the next meeting for review. Under the new ordinance, applicants, or a representative must be present when the application is reviewed.

**OTHER BUSINESS:** Steve VanOrmer suggested that the board needs to expand. Members agreed that they would like to have a professional historic-minded person on HARB. The

members also agreed that they need someone in the community to be their eyes in the Historic District for violations. A motion was made by Dale Kaufman, seconded by Nancy Harper to recommend Tony D'Alessandro be added as a HARB member.

Dale Kaufman thanked Nancy Harper and Pauline Shurr for their job in putting the brochure together. Dale also stated that Carole Wilson will be in attendance at the April meeting to explain the procedures and the paperwork that will need to be submitted.

**CITIZEN'S COMMENTS:** May Gaynor asked about the places that are in disrepair and when will they be looked at. May also suggested having information available for tax credits, grants, and incentives for residents to restore their homes.

Steve VanOrmer thanked Dale Kaufman for the years of service he provided as Chairman for the HARB board.

**ADJOURNMENT:** A motion was made by Dale Kaufman and seconded by Nancy Harper to adjourn the meeting at 8:46 P.M.

Submitted by:

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Patti Bachman, HARB Secretary

## HISTORIC ARCHITECTURAL REVIEW BOARD

THURSDAY, APRIL 22, 2004 – 7:15 P.M.

**MEMBERS PRESENT:** Tom Groff Steve VanOrmer  
Dale Kaufman Pauline Shurr  
Nancy Harper Beth Johnson  
Len Ferber

**OTHERS PRESENT:** Nancy Lane Florence Hoogerwerff  
Dan Kramer Terry & Deb Harnish  
Chad Harnish John Sigler  
Robert & May Gaynor Tom Lainhoff  
Carole Wilson, LCPC Joy Deckman

**MINUTES OF MARCH 25, 2004:** A motion was made by Nancy Harper, seconded by Pauline Shurr and passed unanimously to approve the minutes of March 25, 2004, with the addition that it is the Historic Architectural Review Board Brochure under other business.

**310 MILLER STREET:** Terry Harnish submitted an application to: construct a Single Family Dwelling. A motion was made by Dale Kaufman, seconded by Len Ferber and passed unanimously to approve the house for 310 Miller Street. The home will have a side-loading garage, which is what the HARB members like to see on new homes in the District. The porch and floor of porch will be brick. The columns will be matched as close as possible to a period style. Windows will be white. Soffit and fascia will also be white. The siding will be a “desert tan”, and the trim will be “brilliant white” Accent, such as exterior front door will be “Essex green”. The shingles will be “Weathered wood” and the brick will be 1HB with buff color mortar. The motion also included a few options as to the roof line, and the sidewalk. These options were also approved. HARB members complimented Mr. Harnish as to the house design and the materials that were chosen for it.

**HARB BROCHURE:** Pauline Shurr and Nancy Harper stated that they would like to see a Council member go along with the HARB members to distribute the brochures to the Historic District residents. It was stated that a newspaper article will be in the Strasburg Weekly News to let the residents know that the members will be coming door-to-door with the brochures. A letter has been drafted to send to homeowners who are not home when the HARB members distribute the brochures.

A motion was made by Pauline Shurr, seconded by Beth Johnson and passed unanimously to approve the letter.

**OTHER BUSINESS:** It was the consensus of the HARB members to have everyone on the board watch the existing projects throughout the district and to keep a general look-out for other violations.

A motion was made by Dale Kaufman, seconded by Pauline Shurr and passed unanimously to ask Council to appoint Tony D’Alessandro as a Citizen Advisor to the HARB Board.

Carole Wilson from the Lancaster County Planning Commission was in attendance to provide materials and information to the HARB members. With the new HARB Ordinance, and to become a Certified Local Government, new paperwork and procedures will need to be implemented.

**ADJOURNMENT:** A motion was made by Pauline Shurr, seconded by Beth Johnson to adjourn the meeting at 9:45 P.M.

Submitted by:

Patti Bachman, HARB Secretary



# HISTORIC ARCHITECTURAL REVIEW BOARD

**THURSDAY, MAY 27, 2004 – 7:15 P.M.**

**MEMBERS PRESENT:** Tom Groff Steve VanOrmer  
Dale Kaufman Pauline Shurr  
Nancy Harper Beth Johnson  
Len Ferber

**OTHERS PRESENT:** Mark & Tracey Lefever Al Bernstorff  
Richard Mentzer Tate Mentzer  
May Gaynor Carole Wilson, LCPC

**MINUTES OF APRIL 22, 2004:** A motion was made by Len Ferber, seconded by Nancy Harper and passed unanimously to approve the minutes of May 27, 2004 as printed.

**121 SOUTH DECATUR STREET:** Allen Bernstorff, on behalf of the First Presbyterian Church submitted an application to remove the garage/barn at the rear of the property at 121 South Decatur Street. Mr. Bernstorff stated that the structure is in disrepair, and is boarded up in some areas. There is also a tree that has fallen over onto the building. A motion was made by Steve VanOrmer, seconded by Len Ferber and passed unanimously to approve the application as submitted.

**107 MILLER STREET:** Richard Mentzer and Alan Mentzer submitted an application to install a garage door into the existing barn. The garage door will be placed on the East side of the building. This application also included the erection of a pole barn. A motion was made by Len Ferber, seconded by Nancy Harper and passed unanimously to approve the installation of the garage door. The garage door will be painted white to match the existing structure color. This motion did not approve the pole barn.

**214 WEST MAIN STREET:** Mark & Tracey Lefever submitted an application to paint the porches, and to repaint the roof. Paint colors for the porch had previously been submitted with a prior application. A motion was made by Len Ferber, seconded by Pauline Shurr and passed unanimously to approve the application as submitted.

**CITIZEN COMMENTS:** None.

**OTHER BUSINESS:** HARB members inspected a property on East Main Street and found that the bricks and mortar were in disrepair and falling out. A motion was made by Pauline Shurr, seconded by Beth Johnson and passed unanimously to send a letter to Barry Wagner, the Zoning Officer, a letter for him to inspect 8-10 East Main Street for structural damage on the house.

It was the consensus of the HARB members to invite Tony D'Alessandro to the next meeting to go over his responsibilities as a citizen advisor and to appoint him as one.

Pauline Shurr updated the members on the Strasburg's Historic District brochure. An article will be placed in the Strasburg Weekly News to inform residents that they will be coming door to

door with the information. Members of HARB will be distributing these brochures sometime in July.

Dale Kaufman asked the members if they would take a look at 53 East Main Street. The new owners of the property would like to add an addition to the existing home.

John Sigler submitted a letter to HARB concerning the Brendle/Hagelgans tract. A motion was made by Len Ferber, seconded by Pauline Shurr and passed unanimously to recommend to Borough Council a "buffer" bordering the development and neighboring properties. The bugger would be comprised of a tree line and/or shrubbery. Our request is motivated by the clear view from Miller Street down to the development. Trees and shrubbery would block the view of backyards, garages, outbuildings, security lights, etc. It would help preserve the integrity of the historic district along Miller Street. We also request that this buffer revert to the property owners for on-going maintenance after this property is developed.

It was the consensus of Council to have Mr. Smoker from Miller Street come to the next HARB meeting to discuss his future plans for the property.

**ADJOURNMENT:** A motion was made by Len Ferber, seconded by Pauline Shurr and passed unanimously to adjourn the meeting at 8:55 P.M.

Submitted by:

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Patti Bachman, HARB Secretary

## HISTORIC ARCHITECTURAL REVIEW BOARD

THURSDAY, JUNE 24, 2004

**MEMBERS PRESENT:** Tom Groff Steve VanOrmer  
Dale Kauffman Pauline Shurr  
Nancy Harper Len Ferber

**OTHERS PRESENT:** Patti Bachman, HARB Sec.  
Carole Wilson, LCPC David R. Smith  
Harry Strubel Jean Strubel  
Ken & Dottie Book Eric Wanner  
George & Joyce Strubel Glenn D. Nolt  
May Gaynor Jeff & Joanna Smoker  
Terry Harnish Chad Harnish  
George Desmond Patricia Cameron  
Gerald B. Droz

**MINUTES OF MAY 27, 2004:** A motion was made by Len Ferber, seconded by Nancy Harper and passed unanimously to accept the minutes of May 27, 2004.

**15 WEST MAIN STREET:** George Desmond, Harold Wiker, and Tony D'Alessandro submitted an application to 1) Restore the German siding which exists under the present siding; 2) replace window sashes, as necessary, to the same six-over-six style of the original sashes on the second floor (east); 3) repair and replace roofing, possibly to cedar or a dark gray asphalt tile; 4) repair and repoint chimney; 5) replace vinyl shutters with appropriate wooden shutters; 6) repaint siding white or off-white with black or green/black shutters; 7) possibly demolish front porch and replace with an appropriate portico treatment; and 8) demolish or partially demolish the early 20<sup>th</sup> century garage. Tony stated that they will look further into the paint color and will come back to HARB with the selection. A motion was made by Pauline Shurr, seconded by Dale Kaufman and passed unanimously to approve the permit as listed.

**310 MILLER STREET:** An application was submitted by Terry Harnish for a fence on the property at 310 Miller Street. Pictures of three fences were submitted along with the application. A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously for the fence to start back 25' from the roadway on the West side of the property, and be tapered toward the roadway so it is not 6' high all the way to the front. This motion also included that the fence in the rear yard will be a 3" fence 4' high deluxe picket fence. The options approved from the pictures submitted were option 1, or option 3, which will be on file at the Borough Office. The picket fence will be painted an Ivory to match the house siding.

**124 WEST MAIN STREET:** George Desmond submitted an application to paint the exterior of the house. The color for the trim is –W1250 Courthouse White, tinted toward W0410. The shutters will be W1090, Puralie House Gray Slate. The door will be painted W1081, Nicolson Red. All paints will be Martin Senour. The posts on the porch will be a 6x6 cedar, painted white. A motion was made by Len Ferber, seconded by Pauline Shurr and passed unanimously to accept the application.

**116 EAST MAIN STREET:** David Smith and Magali Tranie submitted an application to repaint all the trim around the windows a light ochre/tan color. This paint color had previously been approved, but the permit expired. The color selection is on file at the Borough Office. The application also includes pointing of the bricks in areas where needed. The members told the application that he has done a wonderful job at restoring this home. A motion was made by Len Ferber, seconded by Nancy Harper and passed unanimously to approve the application. This motion also included the repair of the wood trim, with no encasing of aluminum or clad. It was mentioned to the owner that the rough timber frame around the door was not appropriate for this home.

**16-18 MILLER STREET:** Eric Wanner submitted an application to replace the remaining front windows, and to replace the porch roof, and to replace the railings with wood railing. A motion was made by Steve VanOrmer, seconded by Pauline and passed unanimously to replace the remaining front windows with the six-over-six as is on the other side of the house. The motion also included the porch roof could be either black or brown shingles, and to replace the porch railings with 2x2 wood railings, molded upper and lower, painted white, and the porch floor painted gray.

**53 EAST MAIN STREET:** Paula Corbett submitted an application for renovation of the existing dwelling; roof pump ups to create more living area, restore brick façade at street side, and exterior painting to match adjoining dwelling. Glenn Nolt, who will be the contractor for this job was on hand to explain the changes. Glenn explained that the stucco will be removed and the bricks will be pressure washed and repointed. The front door and stoop will match 55 East Main Street. Colors will match 55 East Main Street also. The front sidewalk leading to the door will also match 55 East Main Street. A motion was made by Dale Kaufman, seconded by Steve VanOrmer and passed unanimously to accept the application and improvements. This motion also included the addition that is proposed for this dwelling in the rear.

**17 SOUTH DECATUR STREET:** Glenn Nolt submitted an application to repaint the house, no color change, reroof (asphalt – Tamko, rustic black), and install wood porch deck at front porch (douglas fir, tongue and groove). Glenn also submitted a color photo of the color for the house. A motion was made by Dale Kaufman, seconded by Steve VanOrmer and passed unanimously to approve the application.

**251 MILLER STREET:** Jeff and Joanna Smoker were in attendance to discuss the on-going improvements on their home. Jeff stated that the railings and the porch posts were kept and are going to be restored and re-used. He stated that they have been looking into the E-Pay for the porch flooring, and he will also install the original columns onto the porch. It was stated that the Smoker's have done more to uncover and expose what they can and have brought the house back to a rehab condition. A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to cover the original front porch of the home with the hardi-board that is already installed on the new portion of the home. The motion also included the installation of the original shutters and the original hinges on the shutters.

**9 MILLER STREET:** Steve VanOrmer submitted an application to alter the shed to the rear of the property to create a bay with barn doors and strap hinges, and to restore the original siding on

the house. The barn will be restored with old wide board siding. Pictures of the existing shed and proposed alteration have been submitted and are on file at the office. A motion was made by Pauline Shurr and seconded by Nancy Harper to approve the application. Members Groff, Ferber, Shurr, Kaufman and Harper cast assenting votes. Member VanOrmer abstained from voting. Motion carried.

**10 MILLER STREET:** Steve VanOrmer submitted an application to add a sun porch to the existing home. Steve submitted pictures of the existing home and proposed addition, and are on file at the office. A motion was made by Len Feber, seconded by Pauline Shurr to add the addition to the west side of the house, small pane windows, standing tin roof like the barn on the property, stucco foundation and chimney if installed. Members Groff, Ferber, Shurr, Kaufman and Harper cast assenting votes. Member VanOrmer abstained from voting. Motion carried.

**OTHER BUSINESS:** Patricia Cameron and Gerald Droz were in attendance to ask HARB members their opinion on replacement windows for 15 Miller Street. They had a sample of the windows that they would like to use. They are all wood, double hung, vinyl clad. These windows will be placed on the “new” addition. Patricia will submit an application for the next HARB meeting.

**CITIZEN COMMENTS:** May Gaynor supplied a copy from the Lancaster City Comprehensive Plan to Tom Groff. She also supplied Tom with a letter from the Lancaster County Conservancy and the Historic Preservation Trust of Lancaster County.

Nancy Harper stated that she had someone call her about the stone wall on 14 South Decatur. HARB members agreed that the property owner/tenant should receive a cease and desist.

Steve VanOrmer asked about the porch at 309 Miller Street. Members agreed that he should submit an application, even though he doing it in-kind.

**ADJOURNMENT:** A motion was made by Dale Kaufman and seconded by Len Ferber to adjourn the meeting at 9:55 P.M.

Submitted by:

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Patti Bachman, HARB Secretary

# HISTORIC ARCHITECTURAL REVIEW BOARD

**THURSDAY, JULY 22, 2004**

**MEMBERS PRESENT:** Tom Groff Steve VanOrmer  
Nancy Harper Pauline Shurr  
Beth Johnson

**OTHERS PRESENT:** Patti Bachman, HARB Sec. Shawn Weitzel  
Carole Wilson, LCPC Tara Weitzel  
Gerald Droz Patricia Cameron  
May Gaynor Tony D'Alessandro  
George Desmond

**MINUTES OF JUNE 24, 2004:** A motion was made by Nancy Harper, seconded by Pauline Shurr and passed unanimously to approve the minutes of June 24, 2004 with the addition of the comment on 116 East Main Street that the rough timber frame around the door was not appropriate, and that the HARB members realize that this was done by a previous owner. An addition to the 9 Miller Street application states that the owner will restore the original siding on the house, and that old wide board siding will be used on the barn.

**14 SOUTH DECATUR STREET:** Tara Weitzel submitted an application for landscaping. The application states: "Boxing in flower beds that were already there – pulled weeds & found big hole – filling in w/stone – just need to plant flowers." This work has already been completed, and the HARB members were concerned that the application was not received prior to work being started. Their concern is for the dirt that has been added to the north and west side of the house being approximately 2 feet up the side of the building. This will retain water and may start to deteriorate the structure of the building, which also could be prone to carpenter ants, termites and rotting. The applicant stated that a landscaping plastic has been placed under the dirt and up the side of the building. The members agreed that aesthetically it looks great, but it may cause structural problems. A motion was made by Steve VanOrmer, seconded by Pauline Shurr and passed unanimously to approve the application on the condition that the applicant provides evidence of the foundation. If it is stone, there is no problem with the landscaping. Otherwise, if it is frame, the application is not approved and the applicant will need to attend the next meeting to show how they will alleviate the problem. This motion included the referencing of the Secretary of the Interior's Standards for Rehabilitation Standard numbers 2 and 9.

A sign application for this same property has also been submitted. The sign will be wood, hung on the north side of the building on the brackets that already exist. The sign will be lighted. The lettering will be the same colors as the existing sign that was on a post on the West side of the building. Pictures of the previous sign are on file in the Borough office. A motion was made by Nancy Harper, seconded by Beth Johnson and passed unanimously to approve the exterior sign, colors being the same as previous sign and referencing Standard #9.

**124 SOUTH DECATUR STREET:** George Desmond submitted an application on behalf of the Strasburg Heritage Society to remove the metal from a building and expose or replace with wood. A motion was made by Pauline Shurr, seconded by Nancy Harper and passed

unanimously to remove the metal siding and replace with German Siding, roof to be replaced with wood shake, the door will be wood panel door and the windows will be relocated and reused. The paint color of the building will be determined at a later date. The HARB members referenced Standards number 2 and 9 for this project.

**15 MILLER STREET:** Patricia Cameron submitted an application to replace the existing barn sash windows on the side and back of the home including sliding glass door on the rear but excluding Historic Cabin on all sides. Repair, reglaze and repaint as needed, the window trim of historic cabin on all sides and paint all trim to match new windows. Reinstalling full-light wooden screen doors with matching existing trim and door color in area of deck, out of sight of the street. The manufacturer of the window and door is Caradco with 6 over 6 light clad windows in Hartford Green with 7/8" profiled grilles permanently attached both inside and out, of high performance Argon filled insulating glass with chestnut bronze hardware. The screen doors will be custom made by a local millwork company of pine and appropriately painted. A motion was made by Steve VanOrmer, seconded by Beth Johnson and passed unanimously to approve the application as stated. Standard numbers 2 and 9 were referenced.

**CITIZEN ADVISOR DISCUSSION:** It was the consensus of the HARB members to each make a list of things that would describe a new job description for a Citizen Advisor. This list will include things that the HARB members would like this new position/person accomplish as far as inspecting on-going projects in the Borough and new applications. Each member is to submit their ideas and suggestions to Patti at the Borough Office within 2 weeks. These lists will be combined and printed and given to Tony D'Alessandro for his review. Mr. D'Alessandro will be present at the next meeting to go over the new position.

**HARB BROCHURE:** It was the consensus of the HARB members to go door-to-door with the brochures the week of September 13 through the 18<sup>th</sup>. An article will be placed in the newspaper prior to the members delivering the brochures.

**OTHER BUSINESS:** Nancy Harper stated that 3 people contacted her concerning the deterioration of the Pequea Fishing Tackle property on Miller Street. This information will be passed onto the Borough Manager for her review.

It was stated that the Sertoma will be purchasing two benches and two trash receptacles for center square. A letter of appreciation will be sent to the Sertoma after the benches and trash receptacles are in place.

Carole Wilson distributed A Manual for Pennsylvania Historical Architectural Review Boards and Historical Commissions. She asked that each member read the manual and she will be happy to attend the next meeting and answer any questions the members may have.

**CITIZEN COMMENTS:** Resident May Gaynor stated that she would like to see more people attend the meeting of the Joint Comprehensive Plan. May also stated that she felt hurt by a response that she received at a previous HARB meeting.

**ADJOURNMENT:** A motion was made by Beth Johnson, seconded by Nancy Harper and passed unanimously to adjourn the meeting at 9:32 P.M.

Submitted by:

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Patti Bachman, HARB Secretary



**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY AUGUST 26, 2004**

**MEMBERS PRESENT:** Tom Groff Steve VanOrmer  
Nancy Harper Pauline Shurr  
Dale Kaufman Beth Johnson

**OTHERS PRESENT:** Patti Bachman, HARB Sec. Shawn Weitzel  
Carole Wilson, LCPC Tate Mentzer  
Dick Mentzer

**MINUTES OF JULY 22, 2004:** A motion was made by Nancy Harper and seconded by Dale Kaufman to approve the minutes of July 22, 2004 with the inclusion of a statement that a letter of appreciation will be sent to the Sertoma after the purchase, and placement of two benches and two trash receptacles for the square.

**107 MILLER STREET:** Alan and Doris Mentzer, and Richard and Ruby Mentzer submitted an application to construct a 1,200 square foot rectangular pole barn, 30' by 40' behind the existing barn. This pole barn will be located 110' behind the existing barn and approximately 260' behind the front of the residence. A motion was made by Nancy Harper, seconded by Pauline Shurr and passed unanimously to approve the pole barn construction with the stipulation that evergreens be planted to obscure the view of the pole barn from the street. This motion included the referencing of the Secretary of the Interior's Standards for Rehabilitation Standard Number 10.

**14 SOUTH DECATUR STREET:** Tara and Shawn Weitzel submitted an application at the July 22, 2004 meeting for landscaping around the building. The HARB members were concerned about the dirt that had been added to the north and west side of the house retaining water and possibly the deterioration of the structure. The Weitzel's were given conditional approval at the previous meeting, with the stipulation that they would come back with a solution to the problem of having the dirt against the foundation. Mr. Weitzel provided HARB members with pictures showing that he had installed a 4" PVC piping around the building, and placed the lumber 6 to 10" away from the wall so water could drain into the pipe and away from the foundation. A french drain has also been added to prevent water from going into the house. A motion was made by Pauline Shurr, seconded by Dale Kaufman and passed unanimously recommending approval after the fact for the work completed. The HARB members extended their appreciation to Mr. & Mrs. Weitzel for following the recommendation of preserving the condition of the foundation/property with their improvements.

**HARB BROCHURES:** Pauline Shurr stated that the HARB Brochure is now on the Strasburg Borough Web Site. Nancy Harper stated that her husband Ron wrote a news release, which will be advertised so that residents will be informed that the members will be coming door-to-door the week of September 13.

**CITIZEN ADVISOR JOB DESCRIPTION DISCUSSION:** It was the consensus of the HARB members that a letter will be sent to Tony D'Alessandro explaining what his duties would

involve, if he chooses to accept the position. My D'Alessandro will also be invited to the next meeting to discuss these options with him. A description of this new position will be presented to Borough Council before the HARB members appoint someone to this position.

**OTHER BUSINESS:** Nancy Harper mentioned that she feels that Strasburg Borough should have signs at the edges of town to advise people of Strasburg's Historic District and that it is listed in the National Register of Historic Places. Carole Wilson stated that there are Grant's available for this type of thing, and that she would look into it. Nancy Harper will also look into this project and report to the rest of the members at the October meeting.

Carole Wilson provided each of the members with information on a two-day seminar on the International Existing Building Code.

**ADJOURNMENT:** The meeting was adjourned at 9:20 P.M.

Submitted by:

Patti Bachman, HARB Secretary

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, SEPTEMBER 23, 2004**

**MEMBERS PRESENT:** Tom Groff Steve VanOrmer  
Pauline Shurr Dale Kaufman  
Beth Johnson Len Ferber

**OTHERS PRESENT:** Patti Bachman, HARB Sec. Ann D'Alessandro  
Carole E. Wilson, LCPC Tony D'Alessandro  
John Baker Florence Hoogerwerff

**MINUTES OF AUGUST 26, 2004:** A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to approve the minutes of August 26, 2004.

**19 & 21 SOUTH DECATUR STREET:** Ann D'Alessandro submitted an application to remove the siding and paint the house exterior, paint shed in back yard, and add brick to walkway and porch. Ann also submitted color samples, which will be on file in the Borough Office. Ann stated that the concrete walkway will be removed and replaced with brick. She would also like to have brick for the front porch floor. The siding will be removed and the German Siding underneath will be painted Castle Path. Shutters will be added and the color is Evergreen Bough. The front door will be Sly Fox, the porch and windows will be a Creamy White, and the porch ceiling will be painted Flint Smoke. Steve VanOrmer suggested putting on a wood porch floor, and Ann agreed that she would like to do that, but that may have to come in the future. A motion was made by Dale Kaufman, seconded by Steve VanOrmer and passed unanimously to approve the removal of the siding, adding a brick walkway and brick to the porch. This motion also approved the colors selected. This motion included the reference of the Secretary of the Interior's Standards for Rehabilitation Standard Number 5.

**318 MILLER STREET:** Larry and Susan Royer submitted an application for an addition to the existing house; 2 story with crawl space and porch; addition is extending from the back side of the house. John Baker was in attendance to represent the Royers. Dale Kaufman suggested that Mr. Baker have the Royers look at Hardi Board siding for the house. Dale also suggested that the Royers take a look at the new house construction on Miller Street, to see the trim that was used around the window. Steve VanOrmer suggested incorporating a dental molding or a crown molding on the new addition. Tom Groff asked if a brick band would be put around the top of the chimney. Mr. Baker stated that he is pretty sure that there will be some type of distinction for the top. A motion was made by Len Ferber and seconded by Dale Kaufman to approve the application with Tamko asphalt shingles in Rustic Virginia Slate. The vinyl siding will be Desert Tan, Norco windows will be installed to match the existing house. The chimney, if it is framed must go to or below grade and a 2x4 band around the top of the chimney, to stick out an inch and a half for aesthetic purposes and tapered to no smaller than 2/3 of the base of the chimney. An option is to consider the Hardi Board siding, dental molding on new addition and the spouting to be half round to match existing, and an option to consider a trim band around the windows. This

motion also included the referencing of the Secretary of the Interior's Standards for Rehabilitation Standard Number 9.

**OTHER BUSINESS:** Carole Wilson, Historic Preservation Specialist reminded the HARB members that they must be consistent with all applicants and applications, and that the minutes need to be very detailed.

**CITIZEN COMMENTS:** Florence Hoogerwerff asked about the approved color palettes. Dale Kaufman stated that he has some and will see that they are dropped off at the Office for the files. Florence also asked if there is a list on file with the names of trades people who will do restoration work for older homes. The HARB members agreed that this would be a good idea to have on file. Carole Wilson stated that the County is working on a list.

**ADJOURNMENT:** A motion was made by Len Ferber, seconded by Beth Johnson and passed unanimously to adjourn the meeting at 9:25 P.M.

Submitted by:

Patti Bachman, HARB Secretary

**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
**THURSDAY, OCTOBER 21, 2004**

**MEMBERS PRESENT:** Tom Groff Pauline Shurr (8:04 p.m.)  
Dale Kaufman Len Ferber  
Nancy Harper Beth Johnson

**OTHERS PRESENT:** Patti Bachman, HARB Sec. Lee Landis  
Doug & Deb Miller May Gaynor  
Terri Rynier Florence Hoogerwerff

**MINUTES OF SEPTEMBER 23, 2004:** A motion was made by Nancy Harper, seconded by Len Ferber and passed unanimously to approve the minutes with the addition of the word “vinyl” to describe the siding for 318 Miller Street.

**228 MILLER STREET:** Terri Rynier submitted an application to install shutters (black vinyl) on the front, and sides of the house. She would like to enhance and soften the brick “block” look. Terri would also like to replace her mailbox, which is mounted on the house with a brass one. Terri supplied a sample of the shutters that she will be installing on the house. A motion was made by Nancy Harper, seconded by Len Ferber and passed unanimously to accept the application for the black vinyl shutters, and any additional shutters that will be installed on the sides of the house must be either the same manufacturer, which is Benson, or must match the existing shutters. The motion also included the mounting of the brass mailbox on the house. This motion included the reference to the Secretary of the Interior’s Standards for Rehabilitation Standard Number 9. It was the consensus of the board to have Terri call Patti and let her know the name of the Manufacturer of the remaining shutters that will be purchased.

**313 MILLER STREET:** Lee Landis submitted an application to demolish a barn on his property. Mr. Landis stated that recent rains have caused a 20 foot section of the foundation to collapse. He stated that the barn is a hazard in its current state. Mr. Landis stated that the east side of the barn had the addition of a tobacco stripping room, which has a dirt floor. The stripping room is only on the east side of the barn, the remainder of the larger part of the barn has no basement, it is sitting on a foundation. Nancy Harper asked if Mr. Landis has had a civil engineer look at the barn. Mr. Landis said that he did not. Nancy stated that in the Strasburg Historic District Ordinance it states: Section 504.1. No existing Building within the Historic District shall be demolished, razed or otherwise permanently destroyed in whole or in part unless there are no reasonable alternatives available. Dale Kaufman stated that a structural engineer or a contractor could ascertain what would need to be done to repair the structure. Dale agreed that the repairs may cost a little bit of money, but it will also cost to have the building demolished and removed. Mr. Landis stated that his initial plans were to repair it, but then he went in and looked around and asked himself if he wants to spend thousands of dollars on the barn and then not use it. He said that he has someone that will take it down for the lumber. The HARB members agreed that the structure is sound and due to the age of the barn, a little sag in the roof is common, and that the barn adds value and character to the property. Mr. Landis was given a copy of the HARB ordinance and instructed to find out the age of the barn, and some estimates

for repairing it, and to come back to HARB with this information. Mr. Landis was also instructed to read Section 504: Demolition: In the HARB Ordinance, which states in part: No Building shall be demolished or razed unless one or more of the following standards is satisfied in the judgment of Borough Council after considering the recommendation of the HARB: (a) The Building does not contribute to the historical or architectural significance of the Historic District; (b) proves by credible evidence that no reasonable beneficial use of the building is possible; and (c) the applicant proves by credible evidence that the denial would result in an unreasonable economic hardship. A motion was made by Len Ferber, seconded by Nancy Harper and passed unanimously to deny the request for demolish until more information is received by the owner. Mr. Landis was also instructed to purchase some four foot high orange plastic fencing to put around the structure, to protect any one from getting hurt or falling into the collapsed area. Mr. Landis was also instructed he talk to the contractor that is doing the stone work for the Shurr's on Miller Street.

**HISTORIC MARKER DISCUSSION:** Nancy Harper supplied the members of HARB with a brochure and price quotes for plaques. It was the consensus of the members to have 5 single-sided plaques for each entrance of the Borough. Nancy stated that she will be working with Carole Wilson concerning a grant that may be available for this project. It was agreed that Nancy Harper and Pauline Shurr will also contact Fred Witmer and ask for his assistance in putting such plaques together. Nancy and Pauline will have more information at next month's meeting.

**APPROVAL OF COLORS:** Members Tom Groff and Dale Kaufman will look over the color packets and will present their recommendations to the HARB members at next month's meeting.

**OTHER BUSINESS:** Nancy Harper asked about 135 Miller Street, when and how the new owners will receive the new HARB brochure and the HARB ordinance. It was stated that when the settlement company calls for the final water and sewer on the property, the new owner information is collected at that time and the brochure and the ordinance, along with a Strasburg Resident brochure are mailed from the office to the new owners.

**CITIZEN COMMENTS:** Resident May Gaynor stated that she has seen "For Sale" signs in other communities that have added signs on the top that state that the property is in the Historic District. She asked if something like this could be looked into. Member Len Ferber stated that unfortunately, these signs belong to the Real Estate Agency and it would be infringing on their property to ask them to place signs there. It was also noted that the Realtor has an obligation to let potential buyers know that the homes are in the Historic District, but many do not feel that this is an important aspect.

Member Dale Kaufman stated that two benches and two receptacles for Center Square have been ordered, and they are being sponsored by the Strasburg Area Sertoma Club. Dale stated that there have been two benches ordered for the Strasburg Area Park.

The property at 8 East Main Street was also questioned. It was noticed in the Sunday Paper in the Deed's recorded section that it was sold from possibly mother to son. It was stated that nothing has come through the office as to the transfer of the property. This will be followed up on.

May Gaynor asked if there would be some way to “purchase” as a domain name, or fictitious name the term “Historic Strasburg”. Since the Hotel/Restaurant that was originally called Historic Strasburg has been sold to, and changed to Netherlands Inn and Spa, can this be “purchased” by Strasburg. May stated that when people think of Historic Strasburg, they think of the town, and not a structure. Len Ferber stated that he would look into this, and have more information at the next meeting.

Doug and Deb Miller of Miller Street asked for some recommendations from the board concerning their garage door. In March of 2004 the Miller’s submitted an application to replace their sliding barn door with a similar sized overhead garage door. At this meeting, the application was denied because the HARB members agreed that it would take away from the architectural look of the building. Dale Kaufman stated that Caulder Door makes a standard overhead door that would look very well on this garage. Tom Groff advised the Miller’s to contact Jeff Smoker on Miller Street in Strasburg to look at some of his products. Len Ferber stated that he was just at a builder’s show and will provide the Miller’s with brochures of different manufacturer’s of doors for their review.

**ADJOURNMENT:** A motion was made by Dale Kaufman, seconded by Pauline Shurr and passed unanimously to adjourn the meeting at 8:48 P.M.

Submitted by:

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Patti Bachman, HARB Secretary

**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
**THURSDAY, NOVEMBER 18, 2004**

**MEMBERS PRESENT:** Tom Groff Dale Kaufman  
Len Ferber Nancy Harper  
Steve VanOrmer Beth Johnson (7:20 P.M.)

**OTHERS PRESENT:** Christine Drennen, HARB Secretary  
Carole Wilson, LCPC  
Paula Corbett  
Charles Hershey  
May Gaynor  
Florence Hoogerwerff

**MINUTES OF OCTOBER 21, 2004:** A motion was made by Len Ferber, seconded by Nancy Harper and passed unanimously to approve the minutes of October 21, 2004 with the correction of the heading "Historic Plaque Discussion" being changed to "Historic Marker Discussion" and changing the reference to the property "on South Decatur Street" on Page 3, paragraph 2 of the minutes to "8 East Main Street".

**53 EAST MAIN STREET:** Paula Corbett submitted an application to use flagstone sidewalk rather than approved brick at approaches to house, installation of a carriage style garage door (same color as house) and to apply vinyl siding (same color as house) to rear addition rather than approved Hardi-plank. She provided a landscaping plan and samples of the vinyl siding. The flagstone would be miscellaneous rectangle sizes placed in stone dust with no border with stepping stones to an urn. She is also replacing the post light which was purchased from the Old Mill. She is proposing to use the vinyl siding for the rear addition of the home in place of the Hardi-plank because of having difficulty securing a contractor who is able to install the Hardi-plank prior to the weather being too cold. The proposed garage door is a steel carriage-style garage door manufactured by Amarr Garage Doors and she has selected the Lucern L1 style, which will be painted in a previously-approved color (either white or beige) to match the home. A motion was made by Len Ferber, seconded by Nancy Harper and passed unanimously to accept the application to install flagstone sidewalk at approaches to house, install the steel Lucern L1 garage door in a previously-approved color (either white or beige) and to install vinyl siding on the rear addition in a previously-approved color, in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard Number 9.

**27 SOUTH DECATUR STREET:** Charles Hershey, Contractor, submitted an application to replace the existing outside stairway and landing using treated yellow pine and Trex. This property is a rental property owned by Bonnie Bosso. Mr. Hershey explained that the owner is proposing these improvements because of the deterioration of the existing steps and difficulty in maintaining the metal railing. The proposed colors for the different components of the project were reviewed at length and Mr. Hershey agreed that all exposed wood and Trex (including the under side of the treads) would be painted white with the exception of the top side of the step treads and decking on the landing to remain the Trex gray. Steve VanOrmer made a motion,



seconded by Len Ferber and passed unanimously to accept the application to replace the existing outside stairway and landing, with the condition that all exposed wood and Trex will be painted white, with the exception of the Trex step treads and decking on the landing to remain gray in color, in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard Number 9.

**HISTORIC PLAQUES:** Nancy Harper reported that 5 historic plaques, one for each of the entrances of the Borough, were desired and she researched grants with the assistance of Carole Wilson and Christine Drennen. The deadline for a PHMC Project Grant is December 1<sup>st</sup> of each year and supporting documentation is needed. The exact wording to be placed on the sign will determine to the size of the sign. It was the consensus that this project will continue to be pursued and to submit an application for December 1, 2005.

**APPROVAL OF COLORS:** This item was tabled until next month.

**OTHER BUSINESS:** Len Ferber reported that he researched the fictitious name "Historic Strasburg" and similar names exist but none matching exactly. He will research this matter with Bill Crosswell and report back at the next meeting. He also reported that the domain names [www.historicstrasburg.com](http://www.historicstrasburg.com) and [www.historicstrasburg.org](http://www.historicstrasburg.org) are available and he will secure these sites to possibly be used to link to the Borough's existing website.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously to establish the policy to send out the HARB Brochure together with the existing Strasburg Borough Resident Brochure to new homeowners within the Historic District, so that no additional costs would be incurred.

The 2004 year-end report was discussed, and it was the consensus that in addition to the HARB Brochure policy just adopted, no additional changes were identified.

Lee Landis's barn at 313 Miller Street was discussed and Mr. Landis is currently pursuing potential uses for the barn through the Borough Zoning Officer, obtaining estimates, and has secured the area with the orange fencing.

Nancy Harper asked HARB members be cautious when working with applicants outside of regular meetings and it was the consensus that applicant must understand that the member is speaking only as an individual.

**CITIZEN COMMENTS:** Resident May Gaynor that she attended the Strasburg Region Comprehensive Plan Steering Committee meeting Tuesday night and natural and cultural features were discussed as well as the importance of historic preservation. She stated that she brought up historic streetscapes and landscape buffers. She encouraged HARB's participation in the public input. She also reported that they are sending out a survey and encouraged all to complete the survey.

**ADJOURNMENT:** A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 8:50 P.M.

Submitted by:

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Christine D. Drennen, HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
DECEMBER 16, 2004 - 7:15 P.M.**

Members Present:      Tom Groff                      Steve VanOrmer              Dale Kauffman  
                                 Nancy Harper                      Pauline Shurr              Len Ferber

Others Present:

Christine D. Drennen, Admin. Asst.	Carole Wilson, LCPC
Lee Landis	Judd Hill
Rick Waller	Denise Waller
Antonia Hinnenkamp, Hickey Arch.	May Gaynor
Tony D'Alessnadro	Florence Hoogerwerff
Lori Troiano	

**CALL TO ORDER:** Chairman Tom Groff called the meeting to order at 7:15 P.M., followed by the salute to the flag. Chairman Groff reviewed the process and agenda, explaining that the HARB Board is a recommending body and that applicants cannot begin work until the Certificate of Appropriateness is issued by the Borough Council, which will be reviewed at their meeting on January 11, 2005.

**PUBLIC COMMENT:** None.

**MINUTES OF NOVEMBER 18, 2004:** Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to approve the minutes of November 18, 2004.

**115 WEST MAIN STREET & 113 WEST MAIN STREET:** Judd Hill, the owner of the property at 115 West Main Street and Lori Troiano, the owner of the property at 113 West Main Street were present. They explained that their application is to replace the siding and windows on the rear addition. The correct color of the siding is Brookstone and the trim is Sandtone.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to accept Judd Hill's application for 115 West Main Street to replace the siding and windows on the rear addition with the siding color to be Brookstone and the trim color to be Sandtone, in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard Number 9.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to accept Jim and Lori Troiano's application for 113 West Main Street to replace the siding and windows on the rear addition with the siding color to be Brookstone and the trim color to be Sandtone, in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard Number 9.

**127 EAST MAIN STREET:** Tony D'Alessandro was present and explained that they are settling on the purchase of this property tomorrow and are proposing to remove the asphalt covering on the siding, replace the roof with a cedar shake roof, replace "replacement" windows with 2 over 2 panes and to replace wrought iron posts and rail with wood. Mr. D'Alessandro explained that he will confirm if the 2 over 2 window is the correct window and will come back to a future meeting regarding the replacement of the wrought iron posts & rail.

Steve VanOrmer made a motion, seconded by Nancy Harper and passed unanimously to accept Harold Wiker, George Desmond and Tony D'Alessandro's application for 127 East Main Street to remove the asphalt covering on siding, replace the roof with a cedar shake roof and to remove the replacement windows, in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard Number 9.

**135 EAST MAIN STREET:** Richard and Denise Waller, together with a representative from Hickey Architects, Antonia Hinnenkamp were present. They explained that this application is to remove the white stucco brick on South and East elevations and removal of the wood siding on South and East elevations on the first level and the overhang roof. They also explained that they plan for the name to go back to Hotel Strasburg.

Noting the historical pictures of the property that provided in their application, Dale Kauffman made a motion, seconded by Len Ferber and passed unanimously to accept Richard and Denise Waller's application for 135 East Main Street to remove the white stucco brick on South and East elevations and removal of the wood siding on South and East elevations on the first level and the overhang roof, in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard Number 9.

**313 MILLER STREET:** Lee Landis was present and submitted a letter and questions regarding the tobacco shed on his property. Mr. Landis stated that during the heavy rainstorms resulting from Hurricane Ivan water got into the foundation of the barn through a hole in the downspout conduit and destroyed a part of the foundation. In response to two questions in Mr. Landis's letter, the Board stated that HARB has no influence of the Zoning Hearing Board and cannot pay Mr. Landis's \$300 Zoning Application Fee.

The demolition section of the Strasburg Historic District Ordinance was reviewed in detail. According to the ordinance, one or more of the standards need to be satisfied in the judgment of Borough Council after considering the recommendation of HARB. Mr. Landis stated that it is his opinion that if he cannot rent out sections of his tobacco shed, he believes that Section 504.2.b is not satisfied and therefore should be allowed to demolish the tobacco shed. Steve VanOrmer stated that most residential outbuildings do not generate income. It was the consensus of the Board that the inability to generate income for an outbuilding does not prove that there is no reasonable beneficial use of the building and does not qualify it for demolition. Dale Kaufman stated that the building is extremely large and does understand that upkeeping the barn is expensive. Mr. Landis was asked how much he has spent to maintain the barn so far and Mr. Landis stated that since he has owned it, he has not spent a lot of money on the barn. Len Ferber asked if Mr. Landis obtained cost estimates for the repairs and Mr. Landis stated that he contacted 15 contractors with only 2 responding and 1 provided a quote (Eberly Masonry) for \$7,400. An additional contractor's information was provided to Mr. Landis for consideration. Tom Groff asked if Mr. Landis had determined the age and history of the barn and Mr. Landis stated that he had not.

Mr. Landis asked what modifications could be done if the building was turned into a storage unit because he is planning to apply to the Zoning Hearing Board for a Special Exception for storage space rental. Mr. Landis stated that he would want a door on the south side (visible only from Cambridge Drive). It was stated that a door on the south side would not require HARB

approval. Mr. Landis asked about installing a door on the west side and that would require HARB approval and an appropriate door would be reviewed based on matching the period of the barn. It was stated that if Mr. Landis wanted a sign for this proposed business, Zoning would regulate the size and HARB recommends design and colors.

Dale Kaufman made a motion to have HARB attend and support Mr. Landis's Zoning Hearing Application for a moderate storage business. The motion failed for lack of a second. Because the motion failed, it was discussed that if members choose to attend the Zoning Hearing for Mr. Landis, they can speak as individuals, not as the Historic Review Board.

Len Ferber made a motion to deny Lee Landis's application to demolish the tobacco shed barn at 313 Miller Street because the applicant is planning to pursue a storage rental use for the barn through the Zoning Hearing Board, seconded by Nancy Harper and passed unanimously.

**APPROVAL OF COLORS:** Dale Kaufman provided a folder containing historic paint colors which contains brochures, name of manufacturers and where they can be purchased. Pauline Shurr made a motion to accept the paint color folder as approved HARB colors, seconded by Nancy Harper and passed unanimously. It was stated that the Board will consider approving additional colors presented by applicants.

**OTHER BUSINESS:**

**Zoning Changes:** Nancy Harper asked that reviewing the Zoning Ordinance Special Exception be placed on the next agenda.

**Domain Names:** Len Ferber reported that he secured the domain names [www.historicstrasburg.com](http://www.historicstrasburg.com) and [www.historicstrasburg.org](http://www.historicstrasburg.org) for a total cost of \$69.98 for one year. Nancy Harper made a motion, seconded by Pauline Shurr and passed unanimously to recommend to Borough Council to refund Len Ferber for this expense.

**Historic Preservation Tool Kits:** Len Ferber reported that he has ordered Historic Preservation "Tool Kits" for all members.

**PUBLIC COMMENTS:** None.

**ADJOURNMENT:**

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant