

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
JANUARY 27, 2005 - 7:15 P.M.**

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

Others Present:

Christine D. Drennen, Admin. Asst.	Carole Wilson, LCPC
Jack Coyle	John Koch
Leonard Burns	David Weachter
Lee Potts	Diane Potts
Penny D'Alessandro	May Gaynor
Tony D'Alessandro	Bonnie Anderson
Joe Anderson	Trina Rineer

**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 February 8, 2005.

**PUBLIC COMMENT:** None.

**MINUTES OF DECEMBER 16, 2004:** Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the minutes of December 16, 2004.

**7 EAST MAIN STREET (IOOF):** Jack Coyle and John Koch representing the Odd Fellows and David Weachter and Leonard Burns representing T-Mobile were present. They explained that their application is to install a GSM/GPS Antenna and two ½ inch coax cables on the bell tower, and provided a replica of what it will look like. The antennas and cables will be painted white.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to accept the IOOF application for 7 East Main Street to install a GSM/GPS antenna and two ½ inch coax cables in the bell tower which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**229 MILLER STREET:** Trina Rineer, owner of 229 Miller Street was present to ask for the Board's direction regarding replacement windows. She explained that the original house is about 95 years old and that in the front part of the house you can actually feel the cold air coming in around the window. She has also investigated having the plaster walls insulated but desires to go through either the attic or from the outside. They have insulated other walls in the newer section of the house which provides heat retention in those rooms. Steve VanOrmer asked if the window frames were rotting and Mrs. Rineer stated that they were. Steve VanOrmer stated that refurbishing the existing windows is the cheapest way and provided her information on a local

company, Bi-Glass on Strasburg Pike that could provide an estimate. Mr. VanOrmer also stated that the Board's first choice would be to retain the original windows, replace the storm windows and insulate the walls to make the home warmer. Mrs. Rineer stated that she will investigate these options.

**51 EAST MAIN STREET:** Joe & Bonnie Anderson, owners of 51 East Main Street, were present and outlined that their application is for a ground floor 24 X 12 addition. They plan to use an existing 9 foot three panel clay colored vinyl coated door on the West and a window on each the North and East sides. No shutters are proposed, which will match the remainder of the house. The same vinyl siding, trim and shingle color will be used as on the existing house (clay colored siding, darker clay colored trim and dark gray shingle). The addition is visible from the road only through a narrow driveway and obscured on the other side by an existing Holly tree.

Pauline Shurr made a motion, seconded by Len Ferber and passed unanimously to accept the application from Joe and Bonnie Anderson for 51 East Main Street for an addition reusing a 9' clay colored patio door, brick steps, black or dark gray shingles, clay colored siding and a darker clay colored trim to match the existing house which in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9. Member Kaufman did not vote on the motion because he is working on the project.

**124 EAST MAIN STREET:** Lee and Diane Potts, owners of 124 East Main Street were present and explained that their application is to reroof the house, front porch and garage with a 30-year Heritage Design shingle, Thunderstorm Gray color. Mr. Potts explained that the house color is gold and the existing house shingle is dark gray in color, there is a different colored gray shingle on the back of the house and the existing garage shingle is green.

Steve VanOrmer made a motion, seconded by Nancy Harper and passed unanimously to accept the application from Lee and Diane Potts of 124 East Main Street to reroof the house, front porch and garage with a 30-year Heritage Design shingle, thunderstorm gray color, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**127 EAST MAIN STREET:** Tony D'Alessandro, a co-owner of 127 East Main Street was present and explained that this application is for 2 over 2 windows, porch posts in turned wood and paint colors for siding, trim/shutter and accent. Mr. D'Alessandro stated that one post was found in the barn and the remainder of the porch posts will be made to match. He also stated that the block chimney will be removed and two stub chimneys will be installed. He plans to utilize the existing spouting, possibly redirecting the flow. Mr. D'Alessandro stated that the trial paint sections will be done on the back of the house for final decision because of the significant variation between the actual color and the paint chips.

Nancy Harper made a motion, seconded by Len Ferber and passed unanimously to accept the application from Tony D'Alessandro for 127 East Main Street to approve the application as submitted with the addition of the letter from Hickey Architects dated 1/14/05 to install 2 over 2 windows, 3 porch posts in turned wood to replicate the original or similar period, wooden railing similar to 131 East Main Street, wood decking on the front porch, replacing the front door with a door with a window on the top and 2 raised panels underneath, removing the block chimney and

installing two stub chimneys repairing the existing trim to original style. The colors applied for and accepted are Finaren & Haley, Historic Colors of America:

Siding: Whispering Willow or Wainscot Green

Trim/Shutters: Marrett Apple or Elise

Accent/Raised panels: Georgian yellow or Farmhouse Ochre.

The accepted improvements are in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**ZONING CHANGES (Carole Wilson):** Carole Wilson of the Lancaster County Planning Commission was present and distributed copies of the Manheim Borough Historic Preservation Overlay Zoning information for their review and consideration.

**OTHER BUSINESS:**

Carole Wilson reported on the Lee Landis Zoning Hearing application, stating that she talked with Mr. Landis and he stated that he wishes HARB could be a resource and was disappointed that Dale Kaufman was the only HARB member that attended and testified on behalf of Mr. Landis. May Gaynor stated that at the Zoning Hearing, neighbors were concerned to keep the historic look of the building and that granting a Special Exception will set the precedence that outbuildings need to generate income. Len Ferber stated that Mr. Landis needs to answer several questions regarding the barn such as age and cost to repair. Tony D'Alessandro suggested and the Secretary was instructed to inform Mr. Landis that he could pursue a grant through the Historic Preservation Trust.

Nancy Harper stated that Tom Lainhoff will be speaking at the Historic Society meeting on February 21, 2005 at 7:30 P.M. at the First Presbyterian Church.

Nancy Harper stated that she believes the Smoker property at 251 Miller Street is installing new treated wood posts on the porch where utilizing the existing posts was approved at the meeting on June 24, 2004. Christine Drennen was asked to contact the property owner regarding these improvements and to notify the Chairman.

**Reorganization:** Len Ferber made a motion to reappoint Tom Groff as Chairman, seconded by Pauline Shurr and passed unanimously.

**PUBLIC COMMENTS:** Penny D'Alessandro asked if HARB was aware of the proposed Charter Homes text amendment where 12 units per acre and a 25' perimeter setback are being proposed and that this would greatly impact the Historic District. She stated that the Lancaster County Planning Commission is recommending 7 units per acre with bonuses and a 50' perimeter setback and a berm with landscaping. Carole Wilson suggested asking Rob Bowman to provide a presentation to this Board. Members questioned Borough Council's motivation in accepting such a zoning text amendment proposal and Len Ferber stated that adopting such a text amendment sets a precedence in other zones. Penny D'Alessandro stated that the Borough Office has not provided copies of the text amendment and Len Ferber stated that the document becomes public information when it is presented to the Lancaster County Planning Commission and failure to provide copies by the Borough Office is a violation of the Sunshine Law. Carole Wilson and May Gaynor offered assistance in providing copies of the Sunshine Law. Mrs. D'Alessandro stated that she has received copies of the proposed zoning text amendment through

other sources. Christine Drennen stated that it was her understanding that the copies were not provided because at this point in time, the zoning text amendment is a draft and will be available when it is advertised as open for inspection because changes may occur until it is in final form. Carole Wilson suggested writing draft and listing the revised dates on the document to distinguish it until it is in final form.

May Gaynor asked if HARB members were aware of the proposed plan by Bryan Blank for an additional apartment at his property at 135 West Main Street. Members expressed concern over not being involved in the review process. Christine Drennen stated that the plan was reviewed by the Planning Commission and has since been dropped. She also stated that all Board members receive an e-mail or mailed notice informing them when a plan is being reviewed by the Planning Commission. The Tree Committee specifically provided a recommendation regarding the landscape waiver that was being requested which was read and acknowledged by the Planning Commission. All members with the exception of Dale Kaufman stated that they did not receive the notice. This matter will be looked into by the staff.

**ADJOURNMENT:** Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to adjourn the meeting at 9:25 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
FEBRUARY 24, 2005 - 7:15 P.M.**

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

Others Present: Ron Harper  
                              Richard & Denise Waller  
                              Benuel K. Fisher

**CALL TO ORDER:** The meeting was called to order at 7:15 P.M. by Vice-Chairman Steve VanOrmer followed by the salute to the flag. It was announced that the meeting is being audiotaped to assist in the preparation of the minutes.

**PUBLIC COMMENT:** None.

**MINUTES OF JANUARY 27, 2005:** Nancy Harper made the following correction to the minutes: Pauline Shurr stated that Tom Lainhoff will be speaking at the Historic Society meeting on February 21, 2005 at 7:30 P.M. at the First Presbyterian Church. Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the minutes of January 27, 2005 as corrected.

**16-18 MILLER STREET:** Benuel K. Fisher, owner of 16-18 Miller Street, was present and explained that his application is to demolish the approximately 13 X 20 rear addition, paint the exterior brick red (possibly) and paint the window frames white, removing the fence and install new front doors. Mr. VanOrmer stated that he supports the removal of the fence because its height is higher than allowed by the ordinance. Mr. Fisher is also proposing to install a matching 6-panel wood door that is currently on 18 Miller Street onto 16 Miller Street.

Mr. Fisher is also proposing to replace 8 windows that were previously approved. Mr. VanOrmer clarified that the window to be matched for the window replacement is the window for the living room on the West side which is small paned individual light frame windows, which is not thermal pane and not plastic grids. Mr. Fisher verified that he would match the exact window and that he will confirm with the previous owners where they were purchased and the style. Mr. VanOrmer stressed that the window is not vinyl nor aluminum and the area surrounding the window will be repaired exactly as it is now.

Regarding the addition on the back, Mr. VanOrmer stated that he was inside the structure with Mr. Fisher and because of termites, there is almost nothing there that could be reused, there is no floor and the roof is leaking. Mr. Fisher explained that if the rear addition were permitted to be removed, the exterior rear of the house would be the existing brick.

It was discovered that the previous owner did not install the proper ballisters on the porch, the correct ballisters should be either 2 x 2 square or round wood and Mr. VanOrmer stated he could provide Mr. Fisher with sources to purchase the appropriate ballisters. Mr. Fisher stated that he is willing to replace the ballisters and paint them white.

Mr. VanOrmer also suggested was replacing the existing sidewalk with a brick sidewalk and Mr. Fisher will consider that for the future.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Benue K. Fisher for 16-18 Miller Street to retain the 6-panel door on 18 Miller Street and install a matching a replacement door to 16 Miller Street, removal of the fence in the front, as per HARB's motion on 6/24/04 to correct the ballisters with approved 2 x 2 square, approving the addition of eight 6 x 6 wood frame single pane windows, painting the trim white, approving black or dark gray shingles and per Section 504 to approve the demolition of a 13 X 20 kitchen to the rear of the property subject to completion of the application for demolition and submission of photographs and approval of an inspection by any HARB member who wants to visit the site and subject to the final approval of Borough Council which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 6. A tentative meeting to inspect the property has been set for Tuesday, March 1, 2005, at 5:00 P.M.

Mr. VanOrmer stated that if Mr. Fisher still wants to paint the brick, he will need to come back to a future meeting with the exact paint color.

**135 EAST MAIN STREET:** Richard and Denise Waller, owners of 135 East Main Street, were present and explained that their application is to reconstruct the porch on the South and East facades using the 1903 photo as a reference. Mr. VanOrmer asked if they were able to retain original millwork such as window frames, sills and sash. Mr. and Mrs. Waller stated that some have been able to be retained from the first floor but they don't know yet about the upper floors. This application is only for the reconstruction of the porch and an application for the windows, shutters and doors will be submitted in the future. The porch roof will be hand formed standing seam metal roof.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to approve the application of Richard and Denise Waller, 135 East Main Street to reconstruct the porch on the South and East facades using the drawings and photographs submitted as a basis for the porch and noting that the metal roof will be a hand formed standing seam metal roof which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 6.

**OTHER BUSINESS:** Nancy Harper provided an update on the Smoker property and the porch posts stating that Christine Drennen contacted the property owner regarding these improvements and notified the Chairman that the porch posts were temporary and the correct posts have been installed.

**PUBLIC COMMENTS:** None.

**ADJOURNMENT:** The meeting was adjourned at 8:40 P.M.  
Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
MARCH 24, 2005 - 7:15 P.M.**

Members Present:    Thomas Groff                    Steve VanOrmer            Dale Kauffman  
                              Beth Johnson                   Pauline Shurr              Len Ferber

Others Present:       Christine Drennen, Administrative Assistant  
                              Matthew R. Rimert  
                              Tony D'Alessandro  
                              May Gaynor  
                              Bryan Blank  
                              Tom Lainhoff  
                              Chris Lainhoff  
                              Jeff Smoker

**CALL TO ORDER:** The meeting was called to order at 7:15 P.M. by Chairman Tom Groff followed by the salute to the flag.

**PUBLIC COMMENT:** None.

**MINUTES OF FEBRUARY 24, 2005:** Len Ferber made a motion to approve the minutes of February 24, 2005 as printed, seconded by Pauline Shurr and passed unanimously.

**135 WEST MAIN STREET:** Bryan Blank, the owner of the rental property at 135 West Main Street was present and outlined his application. Dale Kaufman noted that the wood ballisters and hand rail were removed from the porch, which was done without approval. Steve VanOrmer stated that he has pictures of the porch before those items were removed because it was a good example of a historic porch. Mr. Blank stated that the ballisters and hand rail were removed because of a maintenance issue and when asked what he did with them, Mr. Blank stated that he sold them. Following discussion, Mr. Blank agreed to restore the porch ballisters and hand rail within one year.

The replacement windows were discussed and Mr. Blank stated that the upstairs windows were replaced with this same style in 2003. Pauline Shurr asked Mr. Blank if the existing windows could be repaired and retained. Mr. Blank stated that the current windows need stripped and painted and do not have a good seal. Mr. Blank was informed that the Historic Review Board adopted a new ordinance in March of 2004, which is a stricter ordinance and as long as the windows can be restored, the Board doesn't approve replacement windows anymore. Mr. Blank agreed to restore four front first floor windows and install the replacement windows on the sides and to keep the sashes for possible restoration by a future owner.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to accept Bryan Blank's application to restore the front four first floor windows to their original character, saving all the sashes in the attic, to install nine side and rear replacement windows on the first floor using caulk and white paint on all reveal trim, and to address restoring the porch to its original

state within one year. The motion is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard Number 6.

**127 EAST MAIN STREET:** Tony D'Alessandro, one of the owners for the property at 127 East Main Street, was present and explained his application is to remove the porch from this property and replacing it with a stoop and landscaping. Beth Johnson asked if the home originally had a porch and Mr. D'Alessandro stated that when the siding was removed there were no signs of the porch so it is his opinion that it did not originally have a porch. Mr. D'Alessandro stated that he will be repointing the front and East sides with buff colored mortar and the sidewalk will be red brick set in stone dust, utilizing a herringbone or basket weave pattern, the steps and landing will be either sandstone or brick.

Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to accept the application of Tony D'Alessandro, Harold Wiker and George Desmond to approve the removal of the porch from 127 East Main Street, to install a red brick sidewalk utilizing a herringbone or basket weave pattern with a border, repointing the front and East sides with buff colored mortar, the West side to remain stucco, to install a metal railing with a curve feature, installing sandstone or red brick steps to match the sidewalk, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard Number 9.

**251 MILLER STREET:** Jeff Smoker, owner of the property at 251 Miller Street, was present and explained his application for a fence along the front of his property and that the purpose is to help keep his children from going into the street because the entire front of his property slopes towards the road. He explained that the location of the fence will be parallel with the front porch and the gate across his driveway will be in far enough to pull a car off of the road. The length of the fence across the front of his property is approximately 75 to 100 feet and it will end at the existing bank.

Following discussion regarding material, spacing and maintenance of the fence, Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to accept Jeff Smoker's application for a fence at 251 Miller Street with the fence to be constructed of 1" X 4" natural finish cedar pickets with 3/4" to 1 1/4" spacing apart, concave design with a drop of no greater than 4" to 6", which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard Number 9.

Mr. Smoker asked for the Board's advice on cleaning the stone on the barn and he was informed that pressure washing should remove the paint. The front porch on the property was also discussed and Mr. Smoker stated that he used treated floor joists and asked about finishing options. Dale Kaufman and Tom Lainhoff suggested 1" trim board painted the same color as the trim on the house with a bead along the bottom edge. Mr. Smoker also stated that the front porch posts are in his barn being stripped and they will be installed when their restoration is complete. Also reviewed were preliminary rough drawings for a future application for his barn and the Board suggested a steeper pitch on the lean-to roof, not changing the footprint of the barn and raising the height of the walls. Mr. Smoker will come back to a future meeting regarding the restoration of the barn.

**28 EAST MAIN STREET:** Tom Lainhoff, owner of 28 East Main Street, was present along with his son, Chris Lainhoff, who explained their fence application. Mr. Lainhoff stated that the shrubs are being removed and the highboard fence will be replaced in kind between 28 and 30 East Main Street and they are proposing a picket fence for the remainder of the property.

Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to accept Tom Lainhoff's application for a 3' high picket fence constructed with 6" X 6" pressure treated pine posts set 10' on center, 2" X 3" pressure treated pine rails, 1" X 4" cedar pickets spaced equal to the width of the pickets, and to be painted white after weathering for 6 months, with the setback to be determined by Borough Council, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard Number 9.

**OTHER BUSINESS:** Pauline Shurr asked about the permit for 16-18 Miller Street that was discussed at a previous meeting and asked if the application was approved. Dale Kaufman stated that the addition was not highly visible, Steve VanOrmer documented the decay with photographs and a site visit was scheduled with the owner at the last meeting and 3 members visited the site. Pauline Shurr stated that an application for demolition should include an outside inspector's opinion, listing the date of the construction, the reasons for demolition, the historic attributes of the demolition and pictures. Dale Kaufman stated that the Board does not have authorization to pay for an outside inspector.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to require photographs to be submitted with applications to assist in the review process.

**PUBLIC COMMENTS:** May Gaynor stated that at the last Joint Comprehensive Plan Steering Committee, the results of the survey were reviewed and historic preservation was ranked #4 among Borough residents.

**ADJOURNMENT:** Len Ferber made a motion to adjourn the meeting at 9:30 P.M., seconded by Steve VanOrmer and passed unanimously.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
APRIL 28, 2005 - 7:15 P.M.**

Members Present:     Steve VanOrmer             Dale Kauffman             Nancy Harper  
                                 Pauline Shurr             Len Ferber             Beth Johnson

Others Present:       William Lyons             Shirley Henry Lyons  
                                 Marty Graybill             Jeff Morgan  
                                 Lee Landis             Glenn D. Nolt  
                                 May Gaynor             Tony D'Alessandro  
                                 Dale Kaufman             Thomas Seccamanie Jr.  
                                 Melvin B. Esh

**CALL TO ORDER:** The meeting was called to order at 7:15 P.M. by Vice Chairman Steve VanOrmer followed by the salute to the flag.

**PUBLIC COMMENT:** None.

**MINUTES OF MARCH 24, 2005:** Len Ferber made a motion to approve the minutes of March 24, 2005 as printed, seconded by Pauline Shurr and passed unanimously.

**23 SOUTH DECATUR STREET:** Glenn Nolt, the applicant for James and Kelli Lingg of 23 South Decatur Street was present and explained their application to construct a 24' X 28' garage and to relocate the existing 13' X 15' utility shed. It was noted that the visibility of garage from the street is limited. The details of the garage were reviewed and Mr. Nolt stated that the garage will be a frame construction, siding, windows will be double hung windows to match the house, shingles to match the house, wood trim painted a color to closely match the house. The portion of the garage that faces the street is the side which has two windows. The type of window was discussed and it was the consensus of the members that since the garage is located so far off of the road that vinyl windows (either 2 over 2 or 6 over 6) would be allowed.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the application of James and Kelli Lingg, 23 South Decatur Street to construct a 24 X 28 garage with hardi plank siding, wooden or vinyl windows, roof to match existing house and to relocate the existing 13' X 15' utility shed according to their application, which is in accordance with the Secretary of the Interior's 36 CFR 67 Standards for Rehabilitation Standard #9.

**15 WEST MAIN STREET:** Tom Seccamanie Jr., the owner of the property at 15 West Main Street, was present and explained his application to install a wooden picket fence, 3' high, 2 ¾" pickets set 2" apart and painted white around the property. Mr. Seccamanie explained that he will be back to a future meeting to install concrete pavers to provide handicap access to the rear of the building. He stated that he plans to use this building for a doll shop.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve Tom Seccamanie's application for 15 West Main Street for the installation of a wooden fence 3' high, 2 ¾" pickets set 2" apart and painted white, which is in accordance with the Secretary of the Interior's 36 CFR 67 Standards for Rehabilitation Standard #9.

**56 EAST MAIN STREET:** Mark Francis of 56 East Main Street submitted an application to paint the shutters on his house Levingston Kitchen Green. Steve VanOrmer reported that the applicant contacted the Borough Office and was unable to attend the meeting.

Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Mark Francis, 56 East Main Street to paint the shutters on his house Levingston Kitchen Green which is an approved historic Martin Senour color, which is in accordance with the Secretary of the Interior's 36 CFR 67 Standards for Rehabilitation Standard #9.

**43 EAST MAIN STREET:** Marty Graybill, Pauline Graybill's son, was present and reviewed their application to replace the front of the roof at 43 East Main Street with the same aluminum material in Sierra Tan color to match the remainder of the roof. He explained that this roof was blown off during a storm in January.

Dale Kaufman made a motion, seconded by Nancy Harper and passed unanimously to approve the replacement of the front section of the roof at 43 East Main Street with the same aluminum material in Sierra Tan color as stated on their application, which is in accordance with the Secretary of the Interior's 36 CFR 67 Standards for Rehabilitation Standard #9.

**109 EAST MAIN STREET:** Shirley Henry Lyons and William Lyons, new owners of 109 East Main Street were present and explained their application to remove the screen from the screened in porch (on back) and to return it to original state – mahogany porch with railings. They stated that they plan to match the existing railing and banister, the floor will be natural sealed brown mahogany wood, painted railing to match the house which is a putty color. The side is the only section that is visible from the road.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Shirley A. Henry Lyons to remove the screened in area from the back porch and return it to original state with beaded rail and tampered post to match the rear porch, railings will be painted in an approved historic color to match the house, and to repair/replace the floor with sealed mahogany wood, which is in accordance with the Secretary of the Interior's 36 CFR 67 Standards for Rehabilitation Standard #9.

The applicant also stated that they were interested in installing replacement windows that tilt in for easier cleaning on the house. Steve VanOrmer stated that the Board normally recommends restoring the windows and keeping the historic windows and glass intact. Dale Kaufman suggested the possibility of installing replacement windows on the side. The replacement windows were not a part of the application and that a future application would be submitted for review

**313 MILLER STREET:** Lee Landis, owner of 313 Miller Street, was present and explained that he is looking to involve the Board members with a meeting he is scheduling with the architects regarding the barn on his property. It was the consensus of the members to schedule the meeting for Monday, May 9th at 6:00 P.M. Steve VanOrmer stated that the input from the members at that meeting is only individual opinions and not an action of the Board.

**2 MILLER STREET:** The application for Craig Harnish, owner of 2 Miller Street, the Swan Hotel, was reviewed. Mr. Harnish was not in attendance but since the application was clear of what Mr. Harnish wanted to do, it was agreed that this application could be acted on.

Dale Kaufman made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Craig A. Harnish, owner of 2 Miller Street to paint the wooden trim and doors on the outside of the building, changing the color from gold to white and any rotted or damaged woodwork should be replaced with the exact same wood material and nothing covered with aluminum. They also noted that this building is a significant property to the history of Strasburg and that this improvement is in accordance with the Secretary of the Interior's 36 CFR 67 Standards for Rehabilitation Standard #9.

**226 ½ MILLER STREET:** Jeffrey W. Morgan, owner of the property at 226 ½ Miller Street, was present and explained their application to enclose the rear patio.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Jeffrey W. Morgan, 226 ½ Miller Street to enclose the rear patio noting the documentation, pictures, description and materials list as submitted, and that the improvement is in conformance with the period and location of the structure, which is in accordance with the Secretary of the Interior's 36 CFR 67 Standards for Rehabilitation Standard #9.

**251 MILLER STREET:** Jeff Smoker, owner of the property at 251 Miller Street, was present and explained his application to renovate his barn, landscaping and to install a privacy fence. The specifications for the barn renovation were discussed in detail and Mr. Smoker stated that he plans to paint the roof the same color as the house at this time until the roof can be replaced. Mr. Smoker asked the Board's opinion regarding adding stone to the façade of the barn and it was the consensus to not use stone to keep it looking like a barn. The siding will be painted pine siding, with a color coordinated with the house. The doors were discussed and a divided horse door with a half window will be used and overhead garage doors will be used that appear to be barn doors. The front middle window will also be changed to be a single window instead of a double window. The doors will not include the angled trim detail. The roof was discussed and the plan will be revised to show a square roof and lowered over the door. It was also agreed to eliminate three windows from the top section of the barn.

Dale Kaufman made a motion, seconded by Nancy Harper and passed to approve the squared off roof design, approve the barn concept drawing as revised, color scheme to match approved colors for house, the painting of the existing roof to match the garage roof, Dutch split entry doors either with or without a window, eliminate 3 windows on upper level and to utilize barn sash, which is in accordance with the Secretary of the Interior's 36 CFR 67 Standards for Rehabilitation Standard #9. Pauline Shurr voted against the use of the Dutch door with a window, noting that she felt it should be solid.

Mr. Smoker also explained the landscaping section of his application which is to build a 1 to 2 foot retaining wall in front of the flower bed on the east side of the barn, utilizing weathered mosaic stone from Strasburg Masonry. The privacy fence for the west side of the property for a 24' section of 6' high cedar privacy fence with dog-eared top was also discussed. Steve VanOrmer stated that he researched fences and fences located in a town are normally painted,

and recommended painting the fence along the front of the house and the privacy fence either white or a light gray.

Len Ferber made a motion, seconded by Beth Johnson and passed unanimously for the property located at 251 Miller Street to install a versa-lock antique gray weathered mosaic-type stone for a retaining wall and a 6 foot high 1 X 4 cedar privacy fence on the west side of the property to be painted white or pale color to match the house, and the previous fence approval to also be painted, which is in accordance with the Secretary of the Interior's 36 CFR 67 Standards for Rehabilitation Standard #9.

**DISCUSSION REGARDING DEMOLITION OF BUILDINGS:** This matter will be discussed next meeting and Carole Wilson will be asked to attend to provide her advice on this issue.

**OTHER BUSINESS:** The size and number of signs in the beauty shop on South Decatur Street were discussed. In particular, the large pink signs in the windows were discussed. This matter will be investigated.

Len Ferber asked if a procedure could be established addressing timely repairs required by an appraiser during the sale of a house. This matter was discussed and it was stated that if the repairs are in-kind they are pre-approved and if a particular issue comes up in the future it could be addressed by a conference call or calling a special meeting.

Nancy Harper asked if the Historic District Application could be revised to require additional information under description of work including materials to be used, colors and style or design. Dale Kaufman provided a sample form previously provided by Carole Wilson. This form will be reviewed and adopted at a future meeting.

It was the consensus that they appreciated the addition of the pictures to the applications.

**PUBLIC COMMENTS:** May Gaynor stated that it is difficult for residents to see what the board members are talking about when reviewing plans. She suggested using an overhead projector so that everyone can see what is being discussed. Steve VanOrmer stated that citizens are welcome to ask to come up and see what is being discussed but generally the board members are working with each individual applicant and reviewing their options.

**ADJOURNMENT:** Dale Kaufman made a motion to adjourn the meeting at 9:30 P.M., seconded by Len Ferber and passed unanimously.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, MAY 26, 2005**

Members Present: Steve VanOrmer Dale Kaufman Pauline Shurr  
Nancy Harper Beth Johnson Len Ferber

Others Present: Brian Keller Amy Keller  
Paula Keller May Gaynor  
Lee Landis Tony D'Alessandro  
Denise Waller

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by Vice Chairman Steve VanOrmer followed by the salute to the flag.

**PUBLIC COMMENT:** None.

**MINUTES OF APRIL 28, 2005:** Nancy Harper asked that the minutes be revised under the 109 East Main Street application to clarify that the replacement windows were not a part of the application and that a future application would be submitted for review. Steve VanOrmer also noted that the reference to 43 East Main Street sentence under the 109 East Main Street item was inserted in error and has been deleted. Beth Johnson will be added as a member attending. Len Ferber made a motion to approve the minutes of April 28, 2005 as corrected, seconded by Pauline Shurr and passed unanimously.

**126 MILLER STREET – 16' x 14' Addition to rear of home:** Brian and Paula Keller of 126 Miller Street were present and explained their application for a 16' x 14' addition to the rear of their home which is being built in place of their existing deck. The foundation is proposed to be block with parging to match their other existing addition. The original house's foundation is old cement block that is faced and looks like it has a bevel but will be landscaped the way it is now and won't be seen. The applicants explained that the drawing does not show the grade and actually only about 3 blocks are visible. The windows are wooden clad 4-light window with the dividers on the inside and match the existing windows. The siding is vinyl siding colored to match the remainder of the house and will have matching shingles and matching soffit and fascia. The rear door will not be visible from the street. The deck will be redone to include wood posts and rails and a metal pre-finished round spindle but will not be visible from the Historic District.

Len Ferber made a motion, seconded by Nancy Harper and passed to approve the application of Brian and Paula Keller at 126 Miller Street for an addition noting that the siding which is vinyl siding and is being permitted only because it will match the existing siding on the home, the soffit and fascia will match the existing, the 1 X 4 wrap will match the existing windows, the side windows that will be visible from the Historic District will be clad wood-type pellet pro-lined 4-light windows, the color to match the existing house which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

The applicants were reminded that HARB approval requires the issuance of a Certificate of Appropriateness by Borough Council and no work should begin until that has been received.

**20 WEST MAIN STREET – Sign:** Amy Keller is proposing to reopen the barber shop at 20 West Main Street and was present for her application for a sign and barber pole. A copy of the original barber pole that was there 100 years ago as verified through a picture is proposed with the exception that the ball at the top will sit directly on the pole. The pole will stand approximately 6 feet tall and is proposed to be located to the left side of the steps. The sign location was discussed and it was the consensus that the HARB will need to meet to discuss the location of the sign. A meeting was set for June 1, 2005 at 10:00 AM to meet at 20 West Main Street to discuss the location for the sign.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve Dale Smith's application for a 20 West Main Street for the design and placement of a 6' barber pole as presented, approving the design of the 30" X 20" sign but not the installation and place of installation, which will be deferred until HARB can meet within the next 10 days to establish a location, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**135 EAST MAIN STREET – Window repairs & paint colors:** Denise Waller, owner of 135 East Main Street was present for her application for window repairs and paint colors. It was the consensus that they are doing a fantastic job with the restoration of the building and their application is in order. Mrs. Waller stated that they are proposing to paint the white brick a terra cotta color to match as best as possible and retain the joints. The application proposes to reset the existing glass on the windows, repair the existing glass and frames and to replace the rotted sills in kind. Thermopane glass is proposed for the second and third floors. The storefront window and two windows will be on the front side, two windows and two doors on the east side.

Len Ferber made a motion, seconded by Beth Johnson and passed unanimously to approve the application of Richard and Denise Waller for 135 East Main Street to approve the repair of the windows, color and paint for the windows because they are on the approved color list and the painting of the rear west side bricks a color to match the existing color of the front bricks on the west side.

**313 MILLER STREET – Discuss uses for barn:** Lee Landis, owner of 313 Miller Street, was present and thanked the members who came out to meet to discuss uses for his barn. Mr. Landis asked about the item on the agenda regarding demolition of buildings. Mr. VanOrmer stated that this item is on the agenda for the board to discuss documenting features and protocol to retain a record on file of what was there if an item is being considered for demolition. Mr. Landis presented a letter and summarized that the barn was historically used for storage and that is the only purpose for the barn. He highlighted that Gary Weaver suggests reapplying to the Zoning Hearing Board for a lower impact development of the structure. Mr. Landis disagrees with this because at the Zoning Hearing in January 2005, the Board discussed attaching limitations to the initial application, which is what Mr. Weaver is suggesting, but the Board decided to deny the application entirely. Mr. Landis also stated that he talked to the Zoning Officer and even though he doesn't have an influence on the Board, he doesn't think it would make a difference. The third reason Mr. Landis doesn't think this would be beneficial is that an attorney lives in the

neighborhood and he is strongly against using the barn for storage. He also highlighted that a recent application to the Zoning Hearing Board for a Special Exception in the neighboring development which would not generate additional traffic was denied. He did talk with the Historic Preservation regarding availability of grants and they stated that there were no grants available at this time.

Mr. Landis stated that with the information provided he believes that no reasonable beneficial use of the barn is possible and he is requesting permission to demolish the barn for the following four reasons: the barn was originally a barn that served an 80-acre farm and now sits on a .6 acre lot and cannot be used to serve its original purpose; he doesn't have the need to store items in a structure that is 4 times the size of his house; according to Gary Weaver of Tippits Weaver, the barn's primary use is storage and renovating for other purposes is not an option; and Mr. Landis is unable to obtain Zoning Variance to rent portions of the barn for storage.

Mr. VanOrmer stated that there is currently no application on file requesting demolition and that his request to demolish based on not having a profitable use of the barn. He further stated that there are a lot of people who have outbuildings that are not profitable. Mr. Kaufman stated that he would like Mr. Landis to approach a lower impact storage application to the Zoning Hearing Board. Mr. VanOrmer stated that an idea he had was to remove the addition to the barn and reconstruct the wall to retain the original barn but Mr. Kaufman thought the cost to do this would be more expensive than to leave the barn as it is. Mr. Kaufman also stated that no reasonable beneficial use relates to primary structures. Beth Johnson reviewed Mr. Landis's original Zoning Hearing application that it included overhead doors and an additional overhead door, additional paving, lighting and a sign and asked if he eliminated these items if his neighbors would support his application. Mr. Ferber read sections from the Zoning decision and stated that the research by the property owners objecting the application is very thorough and would be difficult to fight. Members Kaufman and Shurr were in favor of investigating an organization willing to take the barn and reconstruct it elsewhere. Members VanOrmer and Harper were against this option because Strasburg Borough would lose this historic feature. Mr. VanOrmer and Mrs. Harper stated that the barn needs to be repaired. Mr. VanOrmer stated that he discussed with the President of Borough Council the matter of no beneficial use is not the same as a profitable use, and she agrees. Mr. Landis stated that he will submit an application for demolition to be considered at the next meeting.

**REVIEW OF HARB APPLICATION:** The members were asked to review the application and make suggestions for additional items to be reviewed at the next meeting.

**DISCUSSION REGARDING DEMOLITION OF BUILDINGS:** A policy and application for demolition needs to be established. The application should contain the historic attributes of the building. Carole Wilson's assistance will be requested regarding this matter at a future special meeting and potentially the Borough Solicitor. It was the consensus to request permission from the Borough Council for HARB members to meet with the Borough Solicitor and Carole Wilson to discuss the ordinance.

**TEMPORARY BANNERS:** The signs for A Touch of Class Salon on South Decatur Street were discussed and Mr. VanOrmer stated that the Zoning Officer sent a violation letter and he

read the owner's written response. The Zoning Officer will continue the enforcement of the sign violation.

**OTHER BUSINESS:** Nancy Harper expressed her concern for previous meetings where HARB reviewed applications and the applicant nor a representative attended the meeting. It was the consensus that applications should not be discussed if the applicant nor a representative is in attendance.

Pauline Shurr questioned the rear addition being built at 214 Miller Street. She stated that the Borough Manager researched this and the property does have a permit but was never brought to HARB. The property owner, Tom Lamontagne, was contacted and he stated that it was originally a porch and over the course of many years it was eventually fully screened about 10 years ago. The original porch was rotted and he removed the approximately 10 X 14 porch, saved the stone from the foundation and purchased additional stones from a barn that was being torn down somewhere to recreate the foundation for the 15 X 20 sunroom. There were triple French doors to the rear and they have been replaced with 5 doors to the rear. The siding that is being used is the same gray dutch siding that is on the garage and the shingles are the same ones as on the garage that look like slate. There will be 2 windows on the side, they are double hung windows to match the house and they are 6 over 1 windows. The roofline is the same as the front porch. It was the consensus of the members that they need to apply for a permit, and that they are to cease and desist.

Steve VanOrmer stated that the renovation project for the property at 6 East Main Street needs to be completed. A letter should be sent notifying him that he needs to apply for a permit and be given a deadline to complete the improvement.

Steve VanOrmer reported that repointing the mortar on the property at 8 East Main Street was recently stopped and they were told that they needed to apply for a permit. Tom Groff's expertise was requested in this matter and they will apply for a permit.

Steve VanOrmer stated that 309 Miller Street is installing skirting on their front porch that was not approved, and this needs to be reviewed.

**PUBLIC COMMENT:** Tony D'Alessandro asked what would need to be reviewed for the improvements to 16-18 Miller Street. He was told that anything that is visible from the road needs to be reviewed at a meeting but permit applications for in-kind repairs are pre-approved.

**ADJOURNMENT:** Dale Kaufman made a motion to adjourn, seconded by Len Ferber and passed unanimously.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, JUNE 23, 2005**

Members Present: Steve VanOrmer Dale Kaufman Pauline Shurr (7:30 PM)  
Nancy Harper Len Ferber

Others Present:

Christine D. Drennen, Admin. Asst. May Gaynor  
Carole Wilson, LCPC Patricia Pontz  
Lee Landis George Desmond  
Bruce L. Ryder

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by Vice Chairman Steve VanOrmer followed by the salute to the flag.

**PUBLIC COMMENT:** May Gaynor asked if the Board could utilize the easel to display plans and the members agreed to use the easel when possible but also welcomes interested persons to come up to see what is being discussed because smaller plans are normally submitted.

**MINUTES OF MAY 26, 2005:** The minutes were tabled.

**28 WEST MAIN STREET – Reinstall original shutters on front of house:** Bruce Ryder of 28 West Main Street was present and explained his application to reinstall the shutters on the front of his house. A picture from approximately 1920 was provided by the applicant. Mr. Ryder stated that the shutters for the 2<sup>nd</sup> floor were in the garage and the 1<sup>st</sup> floor shutters were removed by him when he was painting and all have been restored. Mr. Ryder also stated that he still needs to restore & repair the shutter hinges.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Bruce and Barbara Ryder at 28 West Main Street to reinstall the original shutters on the front of the house (both floors), the shutters have been repaired and repainted to match the house colors after storage in garage for many years, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**22 WEST MAIN STREET – Replace roof, repoint chimneys, remove stucco on foundation and repoint, brick sidewalk and steps, replace side porch balusters with period appropriate replacements, repair garage:** George Desmond representing Strasburg Restorations LLC was present to explain their application for improvements to 22 West Main Street. He stated that they are proposing to replace the metal roof with a cedar shake roof, repoint the chimneys, remove the stucco on the foundation to bring out the stone, remove the concrete steps and install brick steps, install a colonial railing and trim for the side porch which will be made from fir or mahogany 1 X 3's, to replace the garage door with a panel door and possibly replace the roof on the garage, to remove storm windows and storm doors (install interior storm windows) and to expose the transom over the front door.

Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Strasburg Restorations LLC for 22 West Main Street for the replacement of the metal roof with a cedar shake roof, repoint the chimneys, remove the stucco on the foundation and repoint to expose the stone, install a brick sidewalk and steps, replace the side porch balusters with period turned wood posts, remove the storm windows and install interior storm windows, remove storm doors, and to put the original transom over the front door. The applicant will come to a future meeting for approval for the replacement of the front door, front porch railing, paint colors, garage door and garage roof. The improvements are in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**127 EAST MAIN STREET – Revise paint selections to Wainscott Green for house body, Jewett White for accent and sashes, Baize for shutters and trim:** George Desmond representing Strasburg Restorations LLC was present and explained their application for paint color changes to 127 East Main Street. Their application is to change the paint colors for the house to Wainscott Green for house body, Jewett White for accent and sashes, Baize for shutters and trim and provided a paint sample.

Dale Kaufman made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Strasburg Restorations LLC for 127 East Main Street for the revised paint colors as presented on their application for Wainscott Green for house body, Jewett White for accent and sashes, Baize for shutters and trim, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**243 MILLER STREET – Construct pillar to match existing pillars:** Pauline Shurr, owner of 243 Miller Street was present and explained their application to construct a free standing pillar to match the existing pillars on the West border of their property at the edge of the sidewalk.

Len Ferber made a motion, seconded by Dale Kaufman and passed to approve the application of Larry and Pauline Shurr of 243 Miller Street for the construction of a pillar on the West border of their property as described in their application, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9. Members VanOrmer, Kaufman, Shurr, Harper and Ferber cast assenting votes. Member Shurr abstained from voting because she is the applicant.

**313 MILLER STREET – Demolish barn:** Lee Landis, owner of 313 Miller Street, was present and explained his application to request permission to demolish the barn. Mr. Landis read section 504.2.b of the Historic District Ordinance which states that demolition is allowed if "The applicant proves by credible evidence that no reasonable beneficial use of the Building is possible, and that such situation is not the result of intentional neglect by the current owner;". He reviewed that in the past the following items regarding his request to demolish the barn have been established: the barn originally serviced an 80 acre farm and now sits on a .6 acre lot, the barn can't be used as originally intended, zoning prohibits the storage of livestock, the barn is 4 times larger than his house and doesn't need that much storage, Gary Weaver identified the only use would be for large storage, he is unable to get a zoning variance to use as a storage facility, and that he would be interested in relocating the barn. It was the consensus of the members that

they do not want the barn to be demolished, that the ability to generate income from the barn does not satisfy that there is no reasonable beneficial use. They also stated that the barn has been neglected. Mr. Landis stated that his request to demolish the barn is not because of the damage to the building, that it is due to the lack of locating a reasonable beneficial use and that if such were located he would repair the barn.

It was also the consensus of the board that there is a problem with the zoning regulations which render Mr. Landis unable to rent out sections of the barn even on a minimal level. Bruce Ryder suggested investigating if Council could provide for limited relief through zoning to provide a use for similar buildings.

Len Ferber stated that the January 17, 2005 Zoning Hearing Application and the March 21, 2005 Zoning Decision are referenced and are part of the record. He also stated that possibly a lesser non-obtrusive use would have been helpful to his application that that is not HARB's job.

Steve VanOrmer, based on conversations with Mr. Landis, provided a computer rendering of what the barn would look like if the later shed addition were removed from the barn and restoring the earlier section of the barn.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to deny Lee Landis's application to demolish the barn at 313 Miller Street.

Mr. Landis stated that he will review the options and will review his options and obtain a quote from a contractor for the option of reducing the size of the barn.

**REVIEW OF HARB APPLICATION:** Some additional changes to the HARB Application were discussed and Carole Wilson will assist with its update and will be reviewed again at the next meeting.

**OTHER BUSINESS:** Following discussion, all members were asked to begin compiling an "informational precedence" list.

Steve VanOrmer stated that he worked with Bryan Blank, the owner of 135 West Main Street, and is developing a pattern for the balusters for his porch repair. The cost to have the custom turned balusters is actually cheaper than purchasing pre-made balusters at home improvement stores.

Steve VanOrmer stated that information for inclusion in the Borough Newsletter was requested. The text was discussed and amended.

The Application for HARB Demolition was discussed and Carole Wilson agreed to obtain some additional specific demolition applications for consideration and Len Ferber agreed to review the samples and develop a draft to be considered at a future meeting.

**PUBLIC COMMENT:** George Desmond asked about proposed painting for the Historic Society's property next to the Shroy House stating that he planned on using the same colors as on the Shroy House. He was advised to bring this application to a future meeting.

Steve VanOrmer announced that Borough Council is scheduled to accept Tom Groff's resignation from the Historic Architectural Review Board on June 28, 2005. It was noted that Mr. Groff's many years of dedicated service to the Board will be greatly missed. Christine Drennen was instructed to draft an article to be in the Strasburg Weekly News and Advertiser and to obtain a photo. Len Ferber made a motion to request Borough Council to present Mr. Groff with a plaque for appreciation of his service, seconded by Pauline Shurr and passed unanimously.

**ADJOURNMENT:** Dale Kaufman made a motion to adjourn the meeting at 9:07 P.M., seconded by Pauline Shurr and passed unanimously.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, JULY 28, 2005**

Members Present: Nancy Harper Dale Kaufman Pauline Shurr  
Len Ferber Beth Johnson

Others Present: Christine D. Drennen, Admin. Asst. May Gaynor  
Carole Wilson, LCPC Donna Keba  
Jerry Keba John Sigler  
Tony D'Allessandro Penny D'Allessandro  
Milli K. Cipolloni Mike Sollenberger

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by acting Chair, Nancy Harper, followed by the salute to the flag. The members of the board were introduced. Nancy Harper reminded all applicants that no work should begin until a certificate of appropriateness is issued by Borough Council at their August 9<sup>th</sup> meeting.

**PUBLIC COMMENT:** None.

**MINUTES OF MAY 26 AND JUNE 23, 2005:** Len Ferber made a motion to approve the minutes of May 26, and June 23, 2005 as revised, seconded by Pauline Shurr and passed unanimously.

**REORGANIZATION:** Dale Kaufman made a motion to nominate Steve VanOrmer as Chairman, seconded by Beth Johnson and passed unanimously.

Pauline Shurr made a motion to nominate Nancy Harper as Vice Chair, seconded by Dale Kaufman and passed unanimously.

**135 WEST MAIN STREET - Painting:** Bryan Blank, the owner of 135 West Main Street, submitted an application to paint the porch. Mr. Blank contacted the office and notified that he was unable to attend this meeting due to being out of town. Nancy Harper stated that the Benjamin Moore Essex Green is an approved HARB color but the Benjamin Moore light gray is not specifically named as an approved color but this color is very common on porches.

Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Bryan Blank for 135 West Main Street as submitted to paint the exterior trim, eaves, porch hand rail, header and around the windows Benjamin Moore Essex Green and to paint the porch ceilings and floor Benjamin Moore Light Gray, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**22 WEST MAIN STREET – Remove asphalt siding on East (rear) and South (side), repaint and repair original German siding:** Tony D'Allessandro representing Strasburg Restorations LLC was present to explain their application for improvements to 22 West Main Street. He stated that they are proposing to remove the asphalt and asbestos siding on the East

rear side and south side of the building, repaint and repair as per original German siding. Tony amended their application to include brick steps and brick sidewalk similar to 127 East Main, repoint the stone foundation and that the original siding is actually clapboard and to replace the front door and either paint it one of the colors of the house or red.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Strasburg Restorations LLC for 22 West Main Street for the removal of the asphalt and asbestos siding on the east rear side and south side, repaint the siding approved Finaren & Haley color New Hope , the shutters and trim to be painted Bedminster and Doylestown, a red door utilizing an approved red from approved color chart, brick steps and sidewalk similar to 127 East Main Street, repoint the foundation and a rod iron railing. The improvements are in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**124 SOUTH DECATUR STREET – Repaint exterior to match restoration of The Shroy House:** Tony D'Allessandro representing Strasburg Restorations LLC was present to explain their application for improvements to 124 South Decatur Street. He stated that they are proposing to paint the exterior to match the restoration of The Shroy House, which is an approved Finaren & Haley beige paint for the siding and an approved Finaren & Haley chocolate paint for the trim.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Strasburg Restorations LLC for 124 South Decatur Street for repainting the siding approved Finaren & Haley beige and the trim approved Finaren & Haley chocolate, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**112 SOUTH DECATUR STREET – Paint front porch (existing blue/gray color) and porch columns and railings in Bedford Beige, crown molding details in Hunter Green and inset parts in Savannah.** Jerry and Donna Keba, owners of 112 South Decatur Street were present to explain their application for repainting the porch, columns and railings.

Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Jerry and Donna Keba for 112 South Decatur Street as submitted for the repainting of the front porch in the existing blue/gray color and to paint the porch columns, railing and trim in Bedford Beige and the crown molding details in Hunter Green and the inset parts in Savannah, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**39 EAST MAIN STREET – Repoint exterior brick, seal brick, scrape and repaint all exterior wood (same color – white), replace rotten wood, replace multi-colored gutters and downspouts with new white downspouts and gutters:** Milli Cipolloni, the applicant for Bob and Rita Lane at 39 East Main Street, was present and explained the application to point the exterior brick with the same mortar, seal brick, scrape and paint all exterior wood same color (white), replace rotten wood, replace multi-colored gutters and downspouts with new white gutters and downspouts. Milli Cipolloni also provided a detailed restoration and renovation

work list. It was agreed that the gutters would be the half round type and that the storm doors will be repainted white as well.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the application of Milli K. Cipolloni for improvements to 39 East Main Street as described in the application with the additional information provided and the gutters to be half round, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**246 MILLER STREET – Replace concrete walk to front porch with bricks, repair and enclose chicken house:** John Sigler, owner of 246 Miller Street, was present to explain the application to replace the concrete walk to the front porch with bricks and to repair and enclose the chicken house to the rear of their property. Pauline Shurr stated that the chicken house is located in the far rear of the property and is barely visible. Mr. Sigler stated that the chicken house will be enclosed using the same barn siding that is currently on it and the brick will be the same brick that is used in his sidewalk.

Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of John and Irene Sigler for 246 Miller Street to replace the concrete walk to the front porch with the same brick that is used in his sidewalk and to enclose the chicken house at the rear of their property as described with barn siding, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9.

**60 WEST MAIN STREET – Replace overhead garage doors:** Dale Kaufman, representing the applicant Gary R. Myers, excused himself from voting on this matter because he is the applicant. Mr. Kaufman clarified that the application is actually for 3 doors and submitted revised information showing that the doors will be a 12 pane door and will almost exactly mimic the existing doors.

Len Ferber made a motion, seconded by Beth Johnson and passed unanimously to approve the application of Dale Kaufman as presented for 60 West Main Street for the replacement of three 12-panel garage doors, which is in accordance with the Secretary of the Interior's Standard for Rehabilitation, Department of Interior Regulations, 36 CFR 67 Standard Number 9. Member Kaufman abstained from voting.

**REVIEW OF HARB APPLICATION:** The draft HARB application compiled by Nancy and Ron Harper was reviewed. A few minor changes were suggested and Carole Wilson agreed to review the application and make a recommendation at the next meeting.

**OTHER BUSINESS:** Nancy Harper stated that a fence that was not approved by HARB has been installed on Miller Street. Christine Drennen stated that the fence also did not have zoning approval. It was the consensus that a violation letter should be sent to the owner reminding them that any improvements visible from the road in the Historic District need to receive HARB approval.

Nancy Harper reported that the owner of Pizza City was contacted regarding completing his renovations and he stated that he planned to begin within 2 weeks. It was stated that he needs to apply and come to a HARB meeting.

Nancy Harper stated that an addition to the May 23, 2005 minutes is that a meeting was held on June 1, 2005 at 20 West Main Street and Len Ferber, Nancy Harper and Steve VanOrmer attended and gave approval for the sign and barber pole. Dale Kaufman stated that he would have liked the sign to be connected to the building rather than hanging.

The list of pre-approved permits issued was reviewed. It was the consensus that it will be helpful in ensuring applicants who state the work is being done in kind is done according to their application.

Len Ferber stated he is continuing to work on the demolition of buildings application process.

Carole Wilson stated that many items that are being discussed are addressed in the Manual for PA Historical Architectural Review Boards which was put together by Michele Lefevre.

**PUBLIC COMMENT:** Penny D'Alessandro asked about the barn behind Petals and Beans and the 3 story brick house that has a loose brick. Christine Drennen was asked to investigate what is being done with the Zoning Officer and report at the next meeting.

Mike Sollenberger invited HARB Members to attend the next Planning Commission meeting which is scheduled for August 1, 2005 to discuss potential Ordinance changes.

May Gaynor complimented Carole Wilson for her recent article in the Historic Preservation Trust publication. May Gaynor also stated that she feels that new construction on a property adjoining a historic district affects the historic properties.

Nancy Harper provided an article to be copied in next month's packets regarding Cape May New Jersey starting a Historic District.

**ADJOURNMENT:** Len Ferber made a motion to adjourn the meeting at 8:30 P.M., seconded by Dale Kaufman and passed unanimously.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, AUGUST 25, 2005**

Members Present: Nancy Harper Dale Kaufman Pauline Shurr  
Len Ferber Beth Johnson

Others Present: Christine D. Drennen, Admin. Asst.  
Velma Lutz Shawn Berger  
Michael Sollenberger Jennifer Berger  
Harold Wiker Ernie Hess  
May Gaynor Florence Hoogerwerff

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by acting Chair, Nancy Harper, followed by the salute to the flag. Nancy Harper reminded all applicants that no work should begin until a certificate of appropriateness is issued by Borough Council after their August 30<sup>th</sup> meeting.

**PUBLIC COMMENT:** May Gaynor stated that about 1 ½ years ago, it was stated that spot painting could be done without obtaining a HARB permit, that it is reasonable for residents in the Historic District to be able to do these minor repairs without a HARB permit. She further stated that she recently ran into a problem with Chief Echternach where she was targeted for not obtaining a HARB permit. Christine Drennen stated that following the Borough's Historic District Ordinance Section 501.2.(b), in-kind repairs such as repainting the same colors, is a pre-approved activity and only requires the applicant to complete an application and is issued at no cost by the staff. She further reminded the members of the Board that in 2004, Borough Council provided direction to all members of Borough Boards as well as Borough staff to report any possible violation to the Borough staff for follow-up. Christine also reported that Chief Echternach has also reported other violations to the Borough Office in the past. It was the consensus that the staff followed the correct procedure.

**MINUTES OF JULY 28, 2005:** Len Ferber made a motion to approve the minutes of the July 28, 2005 meeting as corrected, seconded by Dale Kaufman and passed unanimously.

**102 MILLER STREET - Fence:** Shawn and Jennifer Berger, the owners of 102 Miller Street submitted an application to install a fence, to paint it white and to repaint the posts on the front porch posts white.

Len Ferber made a motion, seconded by Beth Johnson and passed unanimously to accept the application of Shawn Berger and to approve the installation of the fence, to paint the fence white and to repaint the posts on the front porch white, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**16/18 MILLER STREET – Demolish porch:** Harold Wiker representing Strasburg Restorations LLC was present to explain their application for improvements to 16/18 Miller Street. He stated that Caroley Hickey and Jerry Martin are assisting with researching the property to restore to its original state and stated that the porch was not originally on the home.

Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to accept the application of Strasburg Restorations and to approve the demolition of the front porch because it was determined that it is not the original porch and more exploration will be done to restore it as it was originally, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**22 WEST MAIN STREET – Replace overhead garage door:** Harold Wiker representing Strasburg Restorations LLC was present to explain their application for improvements to 22 West Main Street. He stated that they are proposing to replace the existing overhead door. He stated that this application is for the door only and that they will reapply in the future to HARB regarding the color of the door.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to accept the application of Strasburg Restorations and to approve the installation of the DS American Estates Series overhead garage door AF 124 Shelborne style, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**121 WEST MAIN STREET – Replace overhead garage door:** Dale Kaufman stated that he will be representing the applicant, Ann Schein, the owner of 121 West Main Street regarding her application to replace the overhead garage door. Mr. Kaufman stated that the existing garage door is wood and the proposed garage door is steel. Following discussion, Mr. Kaufman agreed to have this item tabled to allow for the owner to research a garage door that would be more historic in appearance.

**133 WEST MAIN STREET – Replace steps and railing at side entrance:** Ernie Hess, one of the owners for 133 West Main Street was present and explained their application to replace the steps and railing at the side entrance with either black or white wrought iron railing and neutral wooden steps. Mr. Hess stated that they wished to revise their application to have the steps made out of trex.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to accept the application of Ernie and Lois Hess, Dan and Erma Wenger and to approve the replacement of steps at the side entrance with gray trex step treads and black wrought iron railings as submitted on the drawings from the applicant, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**48 EAST MAIN STREET – Remove existing porch & replace with screened porch & roof:** Dale Kaufman, applicant for the owners David & Margaret Young of 48 East Main Street, was present to explain the application to replace the existing porch and roof with a larger 12'8" X 17'4" open porch and roof with entry steps on the west side.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to accept the application of David and Margaret Young and to approve the removal of the existing porch, install a new foundation, and a 12'8" X 17'4" open porch using the same detail and color scheme on the existing porch as per photographs presented, with wood entry steps on the west side painted white, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**308 MILLER STREET – Install board & batton siding (pine) on West gable:** Since the applicant nor a representative was present for this application, it was the consensus to table this application.

**REVIEW OF HARB APPLICATION:** The draft HARB application was reviewed. Dale Kaufman made a motion to make the changes as discussed and to submit it to Carole Wilson for final approval, seconded by Pauline Shurr and passed unanimously.

**REPORT OF AUGUST 1, 2005 PLANNING COMMISSION MEETING REGARDING DEMOLITION OF OUTBUILDINGS ON HISTORIC PROPERTIES:** Nancy Harper reported that Pauline Shurr, Steve VanOrmer and she had attended the Planning Commission meeting on August 1, 2005. She stated that the Planning Commission members agreed with the concerns of the Historic Architectural Review Board and want to address protecting all barns throughout town. A future meeting will be set by the Borough Manager between members of HARB, the Planning Commission, Borough Council and the Solicitor.

**DISCUSSION OF SAMPLES OF RECOMMENDED DOORS, WINDOWS AND GARAGE DOORS:** It was the consensus to table this matter for future discussion of guidelines. May Gaynor stated that there was a contractor's seminar in Lancaster where samples were displayed. She stated that she would like to see a similar seminar held in Strasburg.

**HISTORIC MARKERS:** Nancy Harper reported that she, Pauline Shurr and Tom Lainhoff met to discuss wording for historic markers. Bronze markers were researched at a cost of \$5271 for five markers and an additional \$6,551.86 for five 6' poles. No shipping and handling would be charged if they were picked up. The wording presented was:

Welcome to  
**STRASBURG**  
Est. 1754  
Named for Strasbourg, France  
Listed on the  
National Register of Historic Places

It was the consensus to have the staff apply for a grant. Nancy Harper will submit he plan for the signs to Borough Council for their approval.

**OTHER BUSINESS:** Christine Drennen reported that regarding 17 West Main Street, a letter has been sent but the owner had not responded.

The disrepair of 8 East Main Street was discussed and Dale Kaufman reported that he did not go into the building but he felt that it could be repaired and it does have a beautiful coupola and is in a prime visible location. An enforcement letter was sent to the owner and the HARB Board will be advised when there is a response.

The signs at 14 South Decatur Street and the secretary was asked to advise the members of the next step to be taken.

The disrepair of the dormer at 33 West Main Street was discussed and Christine Drennen advised that the Zoning Officer will be sending an enforcement notice.

It was stated that 28 Miller Street was in need of painting at the top of the structure in the “fish scale” area. This matter will be referred to the Zoning Officer.

A sign-up sheet for an upcoming workshop was distributed and all members were reminded that the Borough can pay the registration fee.

An article about a historic district being established in West Cape May, New Jersey was provided to all members from Nancy Harper.

Len Ferber provided copies of three articles relating to Historic Districts to each of the members.

**PUBLIC COMMENT:** Florence Hoogerwerff stated that she is in the process of applying for a new garage door and asked if it should be reviewed by the Board. It was the consensus that it should be reviewed by the Board and she will submit information for next month’s meeting.

May Gaynor stated that in Annville they are doing some creative painting of the crosswalks, not just using the white lines. Len Ferber stated that because our square is made up of state roads, permission would have to be obtained from PennDOT.

**ADJOURNMENT:** The meeting was adjourned at 9:05 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, SEPTEMBER 22, 2005**

Members Present:     Steve VanOrmer             Nancy Harper             Dale Kaufman  
                                 Pauline Shurr             Len Ferber

Others Present:       Christine D. Drennen, Admin. Asst.             Carole Wilson, LCPC  
                                 Ann Schein     Justin Smoker  
                                 Florence Hoogerwerff

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by Chairman, Steve VanOrmer, followed by the salute to the flag.

**PUBLIC COMMENT:** None.

**MINUTES OF AUGUST 25, 2005:** Len Ferber made a motion to approve the minutes of the August 25, 2005 meeting as corrected, seconded by Pauline Shurr and passed unanimously.

**121 WEST MAIN STREET - Replace garage door:** Ann Schein, owner of 121 West Main Street was present and explained her application to replace the garage door. She explained that all of her plumbing is in the garage and has had frozen pipes the last 2 winters, and that an insulated garage door is necessary. She did research wooden doors, but they do not provide the higher insulation value that is available in this insulated steel door. It was the consensus that the replacement of a wooden door to a steel door is being considered since this home is set back so far from the road. It was also the consensus to have the fake hinges removed.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to accept the application of Ann Schein and to approve the installation of the Fimbel Designer's Choice insulated steel garage door which has an insulation value of R-15, cream in color, without the fake strap hinges, as indicated on the picture provided and that this is being accepted because the home's setback from the street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Dale Kaufman abstained from voting because he represented the applicant for this application at the prior meeting.

**308 MILLER STREET – Install board & batton siding (pine) on West gable:** Justin Smoker, co-owner of 308 Miller Street, was present and explained their application to install the same board and batton siding tht is on the remainder of the home to the West gable. He stated that the siding will be installed in the same fashion as existing, with the "broken" line where the roof is. Mr. Smoker also stated that they are planning to have the siding weather the same as the existing. Mr. Smoker added to this application to install board and batton siding over an existing garage door by the front door and the new siding will be installed the whole way to the roof.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to accept the application of Jeff & Justin Smoker and to approve the installation of the same board and batton pine siding on the West gable and to cover the small garage door on the South elevation to the

right of the entry door to run the whole way to the roof, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**320 MILLER STREET – New garage door, repaint trim & front door same colors. Paint shutters Finaren & Haley Todd House Bronze:** Florence Hoogerwerff was present and explained her application to replace the garage door, repaint trim & front door same colors, and to paint the shutters Finaren & Haley Todd House Bronze. She provided the information on the replacement garage door, which is constructed of steel and is in the carriage house style. Mrs. Hoogerwerff stated that she had the shutters on her side of the building remade out of wood.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to accept the application of John & Florence Hoogerwerff and to approve the installation of the steel 8-light garage door, ice white without the plastic hinges and to repaint the trim same colors, shutters Finaren & Haley Todd House Bronze and the front door Palace Ann Red, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**39 EAST MAIN STREET – Handrail:** The application of Robert & Rita Lane, 39 East Main Street, was reviewed. Neither the applicant nor the owners were present, and it was the consensus that **due to the health conditions of both the owners and the applicant**, this application would be considered. This application was for a handrail addition to the existing non-historic railing due to a FHA Safety requirement.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to accept the application of Robert and Rita Lane for the installation of a handrail from the handrail to the first landing to meet compliance of FHA as stated on their application. This application was acted upon because the applicant and owner were unable to attend this meeting due to a medical disability and that is why this application is being acted upon without an applicant being present. It was also stated that if additional handrails would be needed, they would need to reapply. This application is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**REVIEW OF HARB APPLICATION:** The draft HARB application was reviewed and minor revisions made. Len Ferber made a motion to approve the HARB application with the corrections noted, seconded by Pauline Shurr and passed unanimously. Nancy Harper abstained from voting because she drafted the application. The Board thanked Nancy and Ron Harper for all of their hard work on the application. Carole Wilson stated that she plans to use this application as her new example.

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Nancy Harper made a motion, seconded by Pauline Shurr and passed unanimously to adjourn the meeting at 8:25 P.M.

Respectfully submitted,

Christine D. Drennen, Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, OCTOBER 20, 2005**

Members Present:     Steve Vanormer                     Nancy Harper  
                               Beth Johnson                     Len Ferber  
                               Pauline Shurr                     Tom Lainhoff

Others Present:     Christine D. Drennen, Admin. Asst.     Carole Wilson, LCPC  
                               Milli K. Cipolloni                     Charlotte Martin  
                               Robert Martin                     Brenda Aument  
                               Bill Fisher                     May Gaynor  
                               Joe Neustadter                     Barbara Neustadter  
                               Cory Stewart

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by Chairman, Steve VanOrmer, followed by the salute to the flag.

**PUBLIC COMMENT:** Milli Cipolloni apologized that she was unable to attend the last meeting.

**MINUTES OF SEPTEMBER 22, 2005:** Len Ferber made a motion to approve the minutes of the September 22, 2005 meeting as printed, seconded by Nancy Harper and passed unanimously.

**111 WEST MAIN STREET - Paint shutters black instead of dark green:** Randy and Amanda Hock, owners of 111 West Main Street, were unable to be present for the meeting but previously contacted the office asking if their application could be reviewed based on the information submitted. They already received a permit to repaint the remainder of the exterior of their house the same color and wish to change the color of their shutters from dark green to black. Steve VanOrmer stated that the necessary reparations to the shutters needed to be completed prior to the painting.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to accept the application of Randy and Amanda Hock of 111 West Main Street and to approve the change of color to black for the existing shutters, noting that the shutters need to be repaired prior to painting, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Dale Kaufman abstained from voting because he represented the applicant for this application at the prior meeting.

**2 EAST MAIN STREET – Replace front doors:** Robert and Charlotte Martin, owners of 2 East Main Street, were present and explained his application to replace the doors along East Main Street with doors similar to the oldest ones remaining on the West side. Mr. Martin stated that the existing doors are in disrepair and rotted, and that they are not the original doors. It was the consensus that the existing doors are not the original doors, but additional detail was needed regarding the replacement door and to research the building to determine the original door.

Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to accept the application of Robert Martin for 2 East Main Street and to conditionally approve the replacement of the front doors with a flush glazed S8000 18 pane GBG steel door, subject that the research supports the design and with final approval of two or more board members with the research to be completed by October 25, 2005, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**335 MILLER STREET – Privacy fence:** Brenda Aument, owner of 335 Miller Street, was present and explained her application to install a vinyl privacy fence on the side and rear of her property. It was the consensus that because the home is a new home and the proposed fence is far off of the street.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to accept the application of Brenda Aument of 335 Miller Street and to approve the installation of the 6' high vinyl fence, ivory in color, with lattice top accent manufactured by Superior fencing in the rear yard, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**33 WEST MAIN STREET – Install 8 aluminum storm windows on front of building:** H. Joseph and Barbara Neustadter, owners of 33 West Main Street, were present and explained their application to install 8 aluminum storm windows on the front of the property. The importance of repairing and restoring the dormers with the same material in kind was reiterated. Interior storm windows were discussed and it was stated that the exterior storm windows will protect the sash. The applicant stated that they are maintaining the existing windows and the storm windows will be installed to protect them.

Beth Johnson made a motion, seconded by Len Ferber and passed unanimously to accept the application of H. Joseph and Barbara Neustadter for 33 West Main Street and to approve the installation of 8 storm windows on the front and 1 on the side with the Harvey True Channel storm windows, almond in color, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**39 EAST MAIN STREET – Install cedar paneling on front porch ceiling:** Milli Cipolloni, applicant for the owners Robert and Rita Lane of 39 East Main Street, was present and explained their application to install cedar paneling on the front porch ceiling. It was the consensus that the existing ceiling is in good condition and should be repainted as originally applied for.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to disapprove the application of Robert and Rita Lane of 39 East Main Street to install the cedar paneling on the front porch ceiling and recommended that the existing ceiling be repaired and repainted the same color.

Mrs. Cipolloni then explained that the need to install 15 storm windows was just discovered because of HUD requirements, and amended the application to include this improvement.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to accept the amended application of Robert and Rita Lane for 39 East Main Street for storm windows and to

approve the installation of approximately 15 white storm windows from Smuckers, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:**

**HARB Application Received Approval** – Nancy Harper was again thanked for her work in developing this application, which is now being used.

**Historic Markers Received Approval** – Nancy Harper reported that Borough Council approved to apply for a grant for the historic markers and for the pickup, installation and maintenance. Tom Lainhoff provided documentation of a speech given last year at Heritage Society referencing the Established date as 1851. Nancy and Christine are working on locating grant funds.

**Workshop** – Nancy Harper reported that she, Tom Lainhoff and Pauline Shurr attended the historic workshop at the Strasburg Railroad. She stated that the information exchanged was very good and Michel Lefevre and individuals from two municipalities requested copies of the new application. She further explained that Lancaster City is dealing with not having enforcement over satellite dishes. It was stated that our ordinance does provide that anything visible from the road is subject to review, and this includes satellite dishes. Nancy Harper highlighted other items discussed at the workshop including that if a member is representing the applicant that they abstain from voting, which is what has been done in the past. She also explained that communication between a member and an applicant must be stated in the meeting and included in the minutes prior to the discussion on the item.

Carole Wilson suggested that the Board may want to consider redoing the historic home inventory and include on the GIS system.

The enforcement notice that was provided to the owner of 8-10 East Main Street was discussed. Christine Drennen stated that the Borough intends to continue to follow through to ensure the needed improvements are accomplished but will be done following the advice of the Solicitor for enforcement.

The Board reviewed sections of the existing ordinance that should be amended and will be discussed more at the November 17<sup>th</sup> meeting.

Len Ferber stated that the renewal of the reservation of the name "Historicstrasburg.com" is due again and links to the Borough's website from this domain name will need to be added.

**PUBLIC COMMENT:** May Gaynor asked that the Board consider revisions to the ordinance to address minor touchups.

**ADJOURNMENT:** Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to adjourn the meeting at 9:05 P.M.

Respectfully submitted,  
Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, NOVEMBER 17, 2005**

Members Present:     Steve Vanormer                     Beth Johnson  
                          Pauline Shurr                         Tom Lainhoff  
                          Dale Kaufman

Others Present:       Christine D. Drennen, Admin. Asst.  
                          May Gaynor  
                          Alice McEachern  
                          Amanda Hock  
                          Cheryl Hershey  
                          Simone Cataldo

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by Chairman, Steve VanOrmer, followed by the salute to the flag.

**PUBLIC COMMENT:** None.

**MINUTES OF OCTOBER 20, 2005:** Pauline Shurr made a motion to approve the minutes of the October 20, 2005 meeting as corrected, seconded by Tom Lainhoff and passed unanimously.

**37 EAST MAIN STREET - Install custom made wood storm windows:** Cheryl Hershey, owner of 37 East Main Street, was present and explained her application to install 3 storm windows on the front and 1 on the side. The type of storm window she is investigating is similar to the ones on the Limestone Inn. She stated that the material they will be made out of will either be wood or aluminum painted to match the window frames. Plexiglass vs. glass was discussed and the applicant was advised that the plexiglass may scratch easier and she stated she would investigate both plexiglass and glass.

Pauline Shurr made a motion, seconded by Beth Johnson and passed unanimously to accept the application of Cheryl Hershey of 37 East Main Street and to approve the installation of custom made wood or aluminum frame plexiglass or glass storm windows for the front and side downstairs windows similar to the Limestone Inn, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**111 WEST MAIN STREET – Install awning over front door:** Amanda Hock, co-owner of 111 West Main Street, was present and explained her application to install an awning over the front door, black with tan scalloped trim and #111 painted in light color. She provided a picture of the proposed awning, which is manufactured by McCullough's Awnings. Steve VanOrmer asked Mrs. Hock about their prior application to paint the shutters black and that the actual work that was done was painting the shutters and the trim black.

Tom Lainhoff stated that he has never seen any historical photographs of similar semi-spherical awnings on historic homes and is concerned with the precedent that would be set if this were approved. He further stated that he was concerned that it would detract from the historical nature of the neighborhood, and that a number of small changes can have a detrimental affect on the

historic district as a whole. Suggestions of more historic alternatives were discussed such as a small roof overhang or a porch. Mrs. Hock stated that it was her desire to install this awning and that it was their property. Mr. and Mrs. Hock were commended by the board for their recent improvements to the house where the existing siding was patched and repainted instead of considering vinyl siding.

Dale Kaufman agreed that even though the awning is attractive, it is not appropriate for the district. Mrs. Hock stated that she was disappointed that she lived in the Historic District and the board reminded her of the benefit of increased home values that was evident in recent sales of homes on East Main Street. Mrs. Hock asked if she paid a fine for violating the ordinance could she still install this awning and the Board stated that the fine is a per-day fine. Mrs. Hock stated that there is a similar awning in town. Dale Kaufman stated that the HARB ordinance was revised last year and as time goes on and because the town is in the National Register of Historic Places, additional controls are being put in place for more protection of the streetscape.

Tom Lainhoff made a motion, seconded by Pauline Shurr and passed unanimously that in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 3 to disapprove the application for 111 West Main Street for the installation of a semi-spherical awning over the front door.

The Secretary of the Interior Standard for Rehabilitation # 3 was read to the applicant and explained. Mrs. Hock asked when the Borough Council would be acting on this decision, stating that she would be attending to appeal this decision.

**6 EAST MAIN STREET – Restore brick to original condition (remove paint):** Simone Cataldo, owner of 6 East Main Street, was present and explained his application to restore the brick to its original condition by removing the paint. The Board explained to Mr. Cataldo the importance of making sure that his contractor understood the correct way to do these improvements because if done incorrectly it can damage the brick. Tom Lainhoff explained that the brick should not be cleaned with water until Spring because of the potential for freezing and then breaking the bricks. Mr. Cataldo agreed to table the application until a later date at which time he will have his contractor attend a meeting.

#### **OTHER BUSINESS:**

**Better Models for Development in PA** – May Gaynor provided information on a book she obtained from DCNR. The office will order copies for member's use.

**Review of Deckman Subdivision Plan** – The Deckman 2-lot subdivision plan was reviewed where the existing farmette is proposed to be subdivided into 2 lots. The concern was raised that this is proposing a problem lot similar to the problem that Lee Landis encountered where the subdivision would create a large barn sitting on a small lot. According to the historic inventory, the existing home on the lot is from circa 1792. Christine Drennen was asked to bring this plan to Carole Wilson's attention for her comment during the Lancaster County Planning Commission Review. The HARB members also indicated their desire to oppose this application when it is presented to the Planning Commission.

**Review of the Historic District Ordinance** – The members reviewed the existing HARB Ordinance following suggestions from Tom Lainhoff and Carole Wilson. There was an extensive review and discussion relating to painting permits, roofing, masonry work and the pre-approved list. It was the consensus that the HARB Secretary should e-mail the members throughout each month when a pre-approved permit is issued. The Borough should also investigate becoming a Certified Local Government. In order to complete the review of the HARB Ordinance in preparation for the joint meeting with Borough Council on December 13, 2005, it was determined that a special meeting is needed on December 8, 2005 at 7:00 P.M. The secretary was asked to forward the suggested language for the demolition by neglect section to the Borough Solicitor for his review.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Tom Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 9:30 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, DECEMBER 15, 2005**

Members Present:     Steve Vanormer                     Beth Johnson  
                               Pauline Shurr                             Tom Lainhoff  
                               Dale Kaufman                             Nancy Harper  
                               Len Ferber

Others Present:        Christine Drennen, Admin. Asst.     May Gaynor  
                               Bob & Betty Winters                     Ron Harper  
                               Mary Althouse                             Melisa Ditmer  
                               Ron, Jeremy & Hans Ulrich             Randy & Amanda Hock  
                               Michael & Lorrie Allison, SignAge Inc.

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by Chairman, Steve VanOrmer, followed by the salute to the flag.

**PUBLIC COMMENT:** None.

**MINUTES OF NOVEMBER 17, 2005:** Nancy Harper made a motion to approve the minutes of the November 17, 2005 meeting as printed, seconded by Pauline Shurr and passed unanimously.

**49 EAST MAIN STREET - Prebuilt garage:** Robert & Betty Winters, owners of 49 East Main Street, were present and explained her application to place a prebuilt 10 X 30 garage (same size) in the same location where the prior garage existed that burned down. They are proposing a beige color to closest match the house color and horizontal pine lath siding. The garage door is proposed to be steel and to also be beige in color with glass, have raised panels and to have a trim color to match the same golden mustard color trim of the house. They also explained that the garage sits approximately 70 feet back from the road.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to accept the application of Robert & Betty Winters of 49 East Main Street and to approve the placement of a 10 X 30 pine lath sided prebuilt garage painted the same color as the existing house including trim, aluminum garage door painted beige or color coordinated to match the house, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**111 WEST MAIN STREET – Install awning over front door:** Amanda and Randy Hock, owners of 111 West Main Street, were present and explained their application to install an awning over the front door. This application is changed from the prior month in that the house number will be eliminated and the tan trim along the edge will be removed. Amanda Hock explained that they are proposing an awning just like Mrs. Harnish has at 10 West Main Street. Steve VanOrmer presented the members and the applicant with a computer generated picture

showing some alternative options to be considered. Mrs. Hock indicated that she did not like the options and that she wanted the awning.

Steve VanOrmer stated that 10 West Main Street's awning was originally installed when it was a business, is in a commercial zone. He further explained that the awning is not appropriate for this duplex home and is aesthetically incorrect and would not have been approved by this board under the new HARB Ordinance adopted in 2004.

Mrs. Hock asked why the other half of their duplex was allowed to install siding and it was stated that those improvements were done prior to the stronger ordinance adopted in 2004. She further stated that the awning at 10 West Main Street was originally installed in 1989, recovered in 1994 and replaced in 2002.

Mr. Hock explained that he has historical pictures of homes with awnings in other municipalities.

Tom Lainhoff stated that his motion from last month denying the awning had nothing to do with 111 West Main Street not being a business but rather that a semi-spherical awning is not historically correct. He further stated that because 10 West Main Street's awning was originally installed with a permit and then the use changed and the ordinance became stronger that the Borough cannot require the improvement to be removed. Under the current ordinance, existing improvements can continue to exist and can be repaired & replaced.

Mrs. Hock stated that she is prepared to take legal action.

Dale Kaufman made a motion, seconded by Beth Johnson and passed unanimously to not approve the application of Randy and Amanda Hock of 111 West Main Street for the semi-spherical black awning over their front door without the house number and tan trim. Tom Lainhoff stated that there is no historical precedent for this type of awning in Strasburg Borough's historic district for the period of the house, and referenced that this is being denied under the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standards Number 2 and 3, which were explained to the applicant.

Mr. Hock asked what time period the Board is asking for, because the house was built in 1837 and later converted to a house. It was the consensus that the board is looking to preserve the structure to the period it was converted to a house.

**142 EAST MAIN STREET – Vinyl replacement windows & cap existing wood frame with**

**aluminum:** Mary Ann Althouse, owner of 142 East Main Street, was present with her contractor Roy Ulrich. Mr. Ulrich apologizes for beginning the replacement of the windows without first obtaining a permit, stating that they didn't realize it was in the historic district. Mr. Ulrich asked that the Board consider that the existing wood windows are in bad shape and drafty and that Mrs. Althouse has a breathing problem and the replacement windows will reduce the dust as well as noise. He also asked that the Board consider that the home has aluminum siding. It was discussed that the original windows were 1 over 1 and this application is to replace with 1 over 1.

The capping of the window frames and sills was discussed and Dale Kaufman stated that capping only covers the wood and traps moisture inside which causes the wood to rot. It was the consensus that the window frames and sills should be painted and caulked instead of capped. Mr. Ulrich stated that their firm does repair window frames and is willing to pursue with the owners the replacement of the wood sills with mahogany or redwood. Dale Kaufman also stated that the owners could pursue grant funds through the housing and redevelopment authority.

Len Ferber made a motion to accept the application of Ronald and Mary Ann Althouse of 142 East Main Street to replace 14 existing 1 over 1 wood windows with 1 over 1 softlight replacement windows as submitted with the original windows to be saved and stored in the attic for a future owner to restore, and to approve the sills and window trim to be repaired instead of capped, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. The motion was seconded by Pauline Shurr and passed with members Vanormer, Shurr, Lainhoff, Kaufman, Harper and Ferber casting assenting votes. Member Johnson cast a dissenting vote.

**8 EAST MAIN STREET – Sign:** Melisa Ditmer, the new proprietor of the store at 8 East Main Street, was present and explained her application for a sign. She stated that she used the same wooden sign and brackets but was repainted in the same script writing as the previous sign to say her new store name, “Serendipity”.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Melisa Ditmer for a new sign at 8 East Main Street as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Mrs. Ditmer asked additional questions regarding the building, one specifically regarding the cold that comes in through the windows. She was advised of the option to repair and rehang the original sash along with a storm window. She further asked questions about restoring the building and was reminded of the current violation notice to the owner. Tom Lainhoff asked if he, as a local historian, could look around the building because of its historic interest and Mrs. Ditmer agreed.

**MILLER STREET – Development Sign:** Michael and Lorrie Allison of SignAge, the company that makes and installs signs for the developer Keystone Custom Homes, were present and explained their application for a development sign at the entrance to the Trails at Strasburg development on Miller Street. They explained that they originally installed a sign and were unaware that a permit was necessary and that they removed the sign as soon as possible when they were contacted about the violation. The original sign was 32 square feet and according to the zoning regulations, only a 16 square foot sign is allowable. They stated that the sign will be approximately 32 inches wide and 5 feet high. They will work with the Zoning Officer regarding allowable placement of the sign. It was the consensus that the HARB Board does not want the legs of the sign to be as high as on the original sign.

Dale Kaufman made a motion to approve the sign design submitted by Keystone Custom Homes for a development sign on Miller Street as submitted with the stipulation that it meets the Zoning

Ordinance regulations regarding size, location and placement and is to be on a sign post of 12” to 24”, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 10. Nancy Harper seconded the motion. Motion passed with members Vanormer, Shurr, Lainhoff, Kaufman, Harper and Johnson casting assenting votes. Member Ferber cast a dissenting vote.

**OTHER BUSINESS:**

**Letter to Zoning Hearing Board in Support of Zoning Officer’s Enforcement Notice for 10 South Decatur Street** – Len Feber made a motion, seconded by Nancy Harper and passed unanimously to approve the letter of support as amended.

**Review of Historic District Ordinance** – It was the consensus to postpone the review of the ordinance until a special meeting which was set for Thursday, January 12, 2006 at 7:00 P.M.

**Historic Marker Funding** – Nancy Harper provided an update on the search for funding for the Historic Markers, stating that two requests were forwarded to local foundations. Christine Drennen also stated that during an informal discussion with a representative from Charter Homes, they indicated that they would be willing to discuss supporting this project.

**Lancaster County Planning Commission & Trails at Strasburg 2-lot subdivision plan** - Tom Lainhoff reported that at the last Lancaster County Planning Commission meeting, it was stated in their review letter that “no historic resources” existed on the property at 236 Miller Street (even though it is in the Historic District) and that the existing structures were a “dwelling and a garage” instead of a “dwelling and a barn”. May Gaynor stated that she spoke during the LCPC meeting and that the LCPC members had to reluctantly make a decision based on the information they were provided. She further stated that she was strongly encouraged to come back to the Borough and to place this issue in the hands of the Boards. The Board thanked May for presenting this issue to the LCPC.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to adjourn the meeting at 9:30 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant