

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, JANUARY 12, 2006**

Members Present: Steve Vanormer                      Beth Johnson  
                         Pauline Shurr                                      Tom Lainhoff (7:15 P.M.)  
                         Nancy Harper    Dale Kaufman (7:15 P.M.)

Others Present: Christine Drennen, Admin. Asst.  
                         May Gaynor  
                         Tony D'Alessandro

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:00 P.M. by Chairman, Steve VanOrmer, followed by the salute to the flag.

**PUBLIC COMMENT:** None.

**REVIEW OF TRAILS AT STRASBURG LOT 7 SUBDIVISION:** Pauline Shurr provided her written comments regarding the opposition to the Trails at Strasburg Lot 7 Subdivision. Members reviewed the Historic District Ordinance thoroughly to outline the sections for the Secretary to be included in a draft opposition letter to be forwarded to the Strasburg Borough Planning Commission. The disappointment was again discussed in the Lancaster County Planning Commission's review not recognizing that this property as a significant historic farmstead. May Gaynor stated that Strasburg Borough's process is for the plans to be submitted to the Lancaster County Planning Commission prior to review by the Borough Planning Commission or other boards and if the Borough were to change their process that this situation, LCPC missing the historic property designation could have been avoided. The issue of considering a subdivision ordinance change that Bruce Ryder previously presented to Borough Council to avoid subdividing a barn onto a small lot was discussed and is the desire of HARB that this revision will be considered. The Secretary was directed to compile a draft for review at the next meeting on February 23, 2006.

**REVIEW OF HISTORIC DISTRICT ORDINANCE:** At the direction of Borough Council, the Historic District Ordinance was again reviewed. Suggested changes to the demolition section as well as changes from Carole Wilson were reviewed. A draft will be prepared for review at a future meeting prior to presentation to Borough Council.

**OTHER BUSINESS:** Nancy Harper reported that we did hear from the 1675 Foundation denying our request for grant funds for the historic markers. An application to the Ferree Foundation is still pending. After the foundation response is received, it was discussed that Charter Homes indicated some interest in discussing possible funding assistance.

**PUBLIC COMMENT:** None.

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

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, JANUARY 26, 2006**

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

Others Present: Christine Drennen, Admin. Asst.      May Gaynor  
                         Carole Wilson, LCPC                                      Tony D'Alessandro  
                         Tom Groff    Jane Groff  
                         Jeff Smoker    Shirley Lyons  
                         William Lyons    Donald Bachman  
                         Andrew Nauman    Shelby Nauman

**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:** Steve VanOrmer, on behalf of the Borough Council and HARB, presented past Chairman and member Tom Groff with a plaque of appreciation for his 30 years of service to the Board.

Andrew and Shelby Nauman, new owners of 43 East Main Street, asked for direction from the Board regarding replacement/repair of windows. Mr. Nauman explained that they believe the house was built in the 1840's and some of the sashes are rotted beyond repair and that some windows are cracked and broken. Steve VanOrmer suggested that they attempt to find similar windows to restore or repair and to install storm windows. Also suggested was repairing the windows possibly using a more weather resistant wood for the sill such as cedar or mahogany. Tom Lainhoff explained that the home was probably built in the 1790's and Steve VanOrmer offered the assistance of the Board members to research the history of the home. Tony D'Alessandro was also mentioned as a resource in restoring/repairing windows because of his extensive work in restoring other homes in town.

May Gaynor presented a petition containing 95 signatures opposing the requirement to obtain a permit for same color, touch up painting in the Historic District and asked that it be made a part of the minutes. Mrs. Gaynor was asked for her definition of touch up painting and she stated that it could be based on a percentage of the size of the building, cost or size of the paint can. Mrs. Gaynor stated that she felt that the Board should set their priorities and decide if the ordinance should restrict residents who are trying to keep up their property or if it should target those who do not. Mrs. Gaynor provided documentation from Lancaster City stating that they do not regulate paint color and that at a minimum Strasburg's ordinance should not regulate if repainting same color. She did state that the residents she talked to agreed that an application should be filed with HARB for a paint color change.

**MINUTES DECEMBER 15, 2005:** Len Ferber made a motion to approve the minutes of the December 15, 2005 meeting as corrected, seconded by Nancy Harper and passed unanimously.

**117 MILLER STREET - Repairs to shed – roof & siding:** Donald Bachman, owner of 117 Miller Street, was present and explained his application to repair an existing 10 X 12 shed.

Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to accept the application of Donald Bachman of 117 Miller Street and to approve the repair of the existing 10 X 12

shed as presented with an additional 8 X 12 section and that the shed is temporary and not to be made permanent, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**109 EAST MAIN STREET – Copper chimney tops:** William and Shirley Lyons, owners of 109 East Main Street, were present and explained their application to install copper chimney tops on their two chimneys and provided a brochure showing their appearance. Mr. Lyons explained that the chimney tops are necessary to keep out leaves, animals and birds. Steve VanOrmer reminded the applicant that any repair to the brick work including repointing would need an additional permit.

Pauline Shurr made a motion, seconded by Len Ferber and passed unanimously to accept the application of Shirley Henry Lyons of 109 East Main Street and to approve the installation of two copper chimney tops as presented, one on the boiler chimney in the front and one on the fireplace chimney to the rear, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**313 MILLER STREET – Renovations:** Tony D'Alessandro, representing Strasburg Restoration & Preservation, Inc. for 313 Miller Street was present and explained his application for renovations to 313 Miller Street. The renovations include restoring the exterior siding, replacing shutters, replacing the chimneys and repair the slate roof. Mr. D'Alessandro stated that he will be coming back to a future meeting for plans for the rear porch. Tom Lainhoff stated that the wash house outbuilding on this property is an asset to the Historic District.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to accept the application of Strasburg Restoration & Preservation, Inc. for 313 Miller Street and to approve the removal of the stucco, removing the exterior chimneys, repairing the siding, reconstructing the original style shutters per the picture with solid shutters on the first floor and vented shutters on the second floor, to repair/replace the slate roof and to remove the later extensions on the gable ends and a simple barge board installed, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**308 MILLER STREET – Renovations:** Jeff Smoker, co-owner of 308 Miller Street, was present and explained their application for renovations to the barn. An architect drawing from Engel Architects showing their plan was presented and reviewed. Mr. Smoker stated that as part of the renovations, the whole front pine board and batton siding will be replaced. The specifics for the doors, windows and pylons were discussed.

Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to approve the application submitted by Jeff Smoker for 308 Miller Street and the concept drawing as submitted by Engel Architects and renovations to include replacement/repair of standing seam roof to match existing roof color which is dark gray; rough cut pine board and batton siding; 4 sets of garage doors with the style to be determined and approved in a future application; 3 triple 6 over 6 custom double hung windows approved as submitted on conceptual drawing Harvey Magesty series for the front, 2 double hung 6 over 6 and 1 single double hung 6 over 6 for the side; texturized woodgrain fiberglass doors, 1 full glass and two solid 6 panel doors; enclose the carport on the side; brick base for pylons; and the applicant to return in the future for paint colors, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:**

Len Ferber made a motion to accept the annual HARB report as prepared and to forward it to Borough Council, seconded by Beth Johnson and passed unanimously.

The draft letter regarding the Trails at Strasburg Lot 7 subdivision was reviewed. Len Ferber made a motion to forward the letter as drafted, seconded by Tom Lainhoff and passed unanimously.

The two real estate signs at the Trails at Strasburg development were mentioned, stating that they do not comply with the Zoning Ordinance. The Secretary will pass the violation on to the Zoning Officer.

It was discussed that 111 West Main Street did not apply for the exterior lights that were put on the structure. The Secretary was asked to prepare and send a violation letter.

The HARB Application was reviewed and it was the consensus that the application should be revised to make the blocks at the bottom of the page larger and to ask the applicant to print.

Christine Drennen stated that with the issues regarding preparing the Trails at Strasburg Lot 7 letter and the other items on the agenda that the ordinance revisions were tabled from this agenda but will be available for the next meeting.

The touch up painting petition and request from May Gaynor was discussed. The Board discussed the request and the current permit process for repainting was explained that it is a simple application, pre-approved and issued immediately and that there is no fee for the applicant. The benefit of this process reiterating to homeowners that a permit is needed for work in the Historic District was also discussed. Steve VanOrmer asked the Secretary how many complaints were filed regarding the process. Christine Drennen replied that since ordinance violations in general have been documented, 19 have been followed up on and only one complaint was received regarding the process. Steve VanOrmer stated that requiring a pre-approved painting permit provides a little bit of control to the Board that doesn't cost more than a phone call, keeps the public aware of the ordinance which will allow for the more significant work to be reviewed. The members agreed to review the request and discuss it at a future meeting.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Len Ferber made a motion, seconded by Nancy Harper 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, FEBRUARY 23, 2006**

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

Others Present:       Christine Drennen, Admin. Asst.     May Gaynor  
                          Caroline Lindsley                     Michael Allison

**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.

**REORGANIZATION:** Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to reappoint Steve VanOrmer as Chairman.

Pauline Shurr made a motion, seconded by Beth Johnson and passed unanimously to reappoint Nancy Harper Vice Chair.

**MINUTES JANUARY 12, 2006 AND JANUARY 26, 2006:** Pauline Shurr made a motion, seconded by Len Ferber and passed unanimously to approve the January 12, 2006 and January 26, 2006 meeting minutes as corrected.

**329 MILLER STREET – Stone wall:** Caroline Lindsley, co-owner of 329 Miller Street, was present and explained her application to install a stone wall along the front of their property. A picture of the proposed wall was provided by the applicant.

Len Ferber made a motion, seconded by Beth Johnson and passed unanimously to approve the application of Jack and Caroline Lindsley of 329 Miller Street for the installation of a fieldstone wall 24” tall, 18” wide, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**MILLER STREET DEVELOPMENT SIGN – Trails at Strasburg Development:** Michael Allison, representing the sign company SignAge, was present to explain the application for the permanent development sign for the Trails at Strasburg Development. Mr. Allison stated that the location of the sign will be across Candle Lane from the existing location of the temporary sign. Mr. Allison explained the materials to be used for the sign, stating that it will be stone, brick and cast metal letters and will not be illuminated. Steve VanOrmer stated that the stone should be laid in horizontal courses and suggested the applicant copy the pillars that are across the street from this location since they are proposing to use similar materials. It was the consensus of the Board that the concept, design and materials proposed for the sign is acceptable and well liked. Len Ferber expressed his concerns stating that a sign violation currently exists on that location because in addition to the temporary sign that was approved an additional real estate sign was placed. He also stated that he wished to review the homeowner’s agreement to determine who will maintain the sign. Concern was also raised with the paper signs that are being placed along Route 896 every weekend, stating that they make the town look trashy and are in violation of the Zoning Ordinance. Tom Lainhoff asked for better location plans to be submitted to be reviewed. Christine Drennen reminded the HARB Board that HARB permits are

not issued to the applicant without the required Zoning or Building permits. Pauline Shurr expressed her concern with the location of the creek.

It was the consensus of the Board to table the application pending receipt of additional materials regarding the sign maintenance, location and correction of the existing sign violations. Mr. Allison stated that he will forward the sign violation concerns and will provide the additional material to be reviewed at the next meeting.

### **OTHER BUSINESS:**

**Repainting** – As promised at the last meeting, Steve VanOrmer opened the issue of repainting to be discussed. He stated that this should be a general discussion regarding the requirements of the Ordinance. May Gaynor explained her concerns and reason for circulating the petition stating that the Historic Ordinances are important and that we need to work to have the community support the ordinance. She added that if the petty spot painting issue remains that we are alienating more people when we need their support to preserve their homes. She also stated that Lancaster City does not regulate painting and added that she believes our ordinance is unenforceable and also unenforceable fairly. She also stated that she feels that we need to decide what is important to spend the man hours of the office staff. She also expressed a concern that if a homeowner is doing work on their property and a permit displayed, the perception may be that they have approval to do the work when actually the permit may be for repainting and the work they are doing is removing their front porch. She also stated that the permit is not actually free because the staff time to prepare is being paid by tax dollars.

Each member was asked to provide their opinion regarding this matter:

Steve Vanormer – Agrees that this is an additional requirement of homeowners in the Historic District and against additional regulations. However, the regulation provides a valuable tool to control the bigger picture to know what is going on so that viable architectural features are not destroyed. He felt that the definition of touchup is the same as repainting same colors and serves a purpose and the existing permit process should be retained.

Beth Johnson – The petition refers to homeowners and the petition lists renters and those who live outside the Historic District. She stated that people who walk do see permits that are displayed and are aware of the work that people are doing and agrees that the process should be retained.

Dale Kaufman – The simple repainting same color permit will not control larger scope work. Would like to see if repainting same color not require a permit.

Tom Lainhoff – The process of requiring a permit for repainting same colors has existed for 30 years and is not changing the workload of the staff and that someone complaining about the process has only came up one time in 30 years. It would be more of a burden on the staff to quantify the size of the project. He stated that he objects to this issue being addressed this way and that a tempest teapot was stirred because she was told to get a repainting permit.

Pauline Shurr – Over the years when a homeowner comes into the office to inquire about a permit, the staff is able to discuss the project with the homeowner and is made aware of other projects which may need to come to HARB's attention.

Len Ferber – Appreciates the efforts to obtain the signatures on the petition but has an extreme concern with the way the petition was worded because the issuance of painting permits is not being proposed to be changed – it is the way it has always been. Also questioned was that the petition was written in the

future tense and the ordinance is misrepresented. A possible change he suggested was to allow repainting of existing approved colors.

May Gaynor thanked the members for considering this section of the ordinance and appreciates being given the opportunity to present the concerns of the citizens.

Tom Lainhoff made a motion, seconded by Len Ferber and passed unanimously to submit the Historic District Ordinance to Borough Council as prepared with a revised date of 2/16/2006.

#### **OTHER BUSINESS**

**Annual HARB Reminder Letter** – It was the consensus of the Board to have the office mail out the annual HARB reminder letter as prepared.

**Subdivision Applications** – Tom Lainhoff made a motion, seconded by Len Ferber and passed unanimously that all subdivision applicants should be reviewed by HARB.

**Trails at Strasburg Lot 7 Subdivision (236 Miller Street)** – Members were reminded that this item is on the Planning Commission's agenda for March 6, 2006 at 7:00 P.M.

**Audiotaping** – Len Ferber stated that the Chairman needs to announce at the beginning of the meeting that it is being audiotaped and that the notice about the meeting being audiotaped needs to be added to the agenda.

**PUBLIC COMMENT:** May Gaynor stated that the only reason she circulated the petition was to prevent backlash against HARB and the historic ordinances. She stated that she had no vendetta and it was not personal, she was just expressing the concerns of the citizens regarding painting issues. She said that she was made aware that repainting same color permits were required because of the problem she encountered when doing touch up painting. She said that while circulating the petition she made an honest effort to explain the pros and cons to the signers and was done in the best interest of HARB and the Borough.

**ADJOURNMENT:** Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to adjourn the meeting at 8:50 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, MARCH 23, 2006**

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

Others Present: Christine Drennen, Admin. Asst.      Michael Allison  
                         John Sigler    Irene Sigler  
                         Jim Keener    Harold Wiker

**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. Chairman VanOrmer announced that the meeting was being audiotaped to assist in the preparation of the minutes. Applicants were advised that the final Certificate of Appropriateness would be issued by Borough Council after their next regularly scheduled meeting which is April 11, 2006.

**PUBLIC COMMENT:** None.

**MINUTES OF FEBRUARY 23, 2006:** Nancy Harper made a motion, seconded by Tom Lainhoff and passed unanimously to approve the February 23, 2006 meeting minutes as printed.

**MILLER STREET – Permanent development sign:** Michael Allison of SignAge, Inc. was present to provide the additional information requested at the last meeting regarding the Trails at Strasburg Development sign. He stated that he removed the additional realtor sign the night of the last meeting and asked that no additional paper signs be placed in the Borough. The documentation from the Homeowner’s Association regarding the maintenance of the sign was received and reviewed. The setback from the side property line was questioned and Mr. Allison stated that it will be approximately 9’ back from the back of the sign to the property line and 75’ setback from the centerline of the road. Christine Drennen stated that the applicant does not receive the HARB permit until the Zoning Permit has been issued which will address placement.

Nancy Harper made a motion, seconded by Pauline Shurr and passed unanimously to accept the application of Keystone Custom Homes, Inc. for a permanent development sign as submitted, which is in accordance with the Secretary for the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**116 WEST MAIN STREET – Repointing bricks:** James Keener, owner of 116 West Main Street, was present to explain his application to repoint the bricks and repaint the trim and porch floor the same colors. Mr. Keener was reminded that if he finds any wood that needs replaced during his repainting that it needs to be replaced with wood and that no aluminum cladding should be installed and that the detailed woodwork should be kept as is. Mr. Keener was complimented on his beautiful full-length porch and the wood details. Sealing the bricks was discussed and Tom Lainhoff stated that his research has not revealed a good brick sealer because when the hard surface breaks down, water can get behind the bricks and chunks of brick can break off. It was also discussed that this home was harshly cleaned in 1976 or 1978 which was prior to Mr. Keener’s ownership. It was the consensus that when the correct repointing mortar formula has been determined through the use of Tom Groff, the information will also be provided to Strasburg Masonry. Mr. Keener stated that he has not yet selected

a contractor to complete the work and agreed to ensure the correct formula was used to prevent damage to his bricks.

Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of James Keener of 116 West Main Street for repainting the wood the same colors and replacing wood as needed with wood, repointing the bricks pending receipt of the appropriate mortar formula and color from the Board, which is in accordance with the Secretary for the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**313 MILLER STREET – Renovations to rear porch and remove later additions to barn:** Harold Wiker, representing Strasburg Restorations & Preservation, Inc. was present and explained their application for improvements to 313 Miller Street. He reviewed the plan for the rear porch as detailed on the drawing. They are also proposing to remove the later additions on the barn to restore it to the picture on the bottom of the sheet provided. He noted that the reduced size of the barn scales better with the size of the house, still retains a large barn and provides additional setback on the side along Cambridge Drive. He also stated that they are proposing to keep the barn doors as they are now and no other changes are proposed to the barn.

Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Strasburg Restorations & Preservation, Inc. for improvements to 313 Miller Street as explained on the application for the rear porch and removal of the later additions to the barn, which is in accordance with the Secretary for the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**246 MILLER STREET – Roof for small barn, repairs to gutter and roof of house, chimney cover and small addition:** John and Irene Sigler, owners of 246 Miller Street, were present to explain their application to replace the front half of the roof on the small barn with dark gray asphalt shingles, repair the gutter to the house, replace slate shingles as needed on home, cover the chimney and a small addition to the rear of the home. Steve VanOrmer suggested that the slate shingles from the barn be saved for possible future use on the home. The proposed shingles for the barn are basic 3-tab dark gray shingles. Following discussion, it was the consensus that the cap on the chimney will not be visible. The existing siding removed from the rear of the home will be reused for the siding for the addition and will be staggered to blend into the existing siding.

Dale Kaufman made a motion, seconded by Tom Lainhoff and passed unanimously to approve the application of John and Irene Sigler for the work at 246 Miller Street to include replacing the shingles on the street side of the small barn with 3-tab basic dark gray shingles, repairing/replacing ½ round gutter as needed on the home using the same materials, replace slates as needed on the home, installing a cap on the chimney which is not visible, and the small addition to the rear of the home utilizing the existing siding staggered to blend into the existing home, which is in accordance with the Secretary for the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:** Nancy Harper asked about the work being done at 309 Miller Street. Christine Drennen stated that this property does not have a permit for the work being done, that she contacted the owner and he left a message indicating that he was installing a brick patio and replacing the siding. She stated that she advised the owner that an application to HARB and Zoning was necessary and that no other work should continue until the permits are received. An official enforcement notice can be issued if the work does not stop.

Nancy Harper reported that no response has been received from the Ferre Foundation regarding the Historic Marker grant but that Charter Homes was contacted for possible funding. A response has not yet been received.

It was the consensus to change the HARB Application to add satellite dish under the section that states work requiring approval of HARB.

Pauline Shurr stated that she was opposed to glass being install on the top half of the split barn doors at 251 Miller Street, but the application was approved with either glass or no glass. She asked that the Board consider denying such requests in the future because of the appearance it gives to the barn. Also discussed was the overhang roof not being installed as approved, which was a squared off shape. It was the consensus that Tom Lainhoff and Steve VanOrmer will visit the site tomorrow to advise the owner of the approved design since the work is currently being done.

Trails at Strasburg Lot 7 was discussed and Steve VanOrmer stated that some questions regarding HARB's right to recommend denial of any structure on the lot of the subdivision was forwarded to the Solicitor and a response will be forwarded when received. Tom Lainhoff stated that the damage to the property is done during the preparation to subdivide by removing trees and shrubs even if a structure is never permitted to be erected.

It was the consensus to change the pre-approved section of the HARB Ordinance being forwarded to the Solicitor to indicate that a permit is issued instead of a Certificate of Appropriateness.

It was also the consensus of the Board to allow the Secretary to issue a pre-approved repainting permit on an emergency basis with an e-mail from the owner with the understanding that the official paperwork will be completed and submitted in a timely basis.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Dale Kaufman made a motion, seconded by Tom Lainhoff 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, APRIL 27, 2006**

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

Others Present: Christine Drennen, Admin. Asst. Tracy Leed Magargle  
Tom Groff James Smoker  
Florence Hoogerwerff May Gaynor  
Chris Lainhoff Bob Winters  
Donald Bachman Craig Harnish  
Brad Botchlet Tony D'Alessandro  
Cindy Hummel, LNP Correspondent

**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. Chairman VanOrmer announced that the meeting was being audiotaped to assist in the preparation of the minutes. Applicants were advised that the final Certificate of Appropriateness would be issued by Borough Council after their next regularly scheduled meeting which is May 9, 2006.

**PUBLIC COMMENT:** Mark Johnson of RGS Associates and Ryan Brubaker, a designer/architect with Keystone Custom Homes, were present and stated that their application to subdivide 236 Miller Street is a simple subdivision and are proposing to keep the existing house and barn in their entirety. The current plan does provide for the removal of shrubs and 4 trees to allow for the driveway and relocation of the water line. Mr. Johnson stated that they intend to comply with HARB regulations and design the house per the ordinance. Mr. Brubaker provide a picture showing a sampling of the direction they plan to follow with the design of the home, showing a large two-story home with a front porch and two car garage facing the roadway. Mr. Johnson stated that they intend to design in consistent fashion with the remainder of the Historic District and retain the landscaping with the exception of the shrubs and 4 trees. Tony D'Alessandro asked what type of materials they plan to use and Mr. Brubaker stated that the plan is still flexible but at this point were planning a stone veneer foundation, beaded vinyl siding in a premium color, contrasting corner boards, a metal roof, asphalt shingles and a tumbled brick chimney. Mr. Johnson stated that greater detail and styling would be submitted prior to applying for a building permit and that the plan was only at the subdivision stage at this point.

**MINUTES OF MARCH 23, 2006:** Nancy Harper made a motion, seconded by Pauline Shurr and passed unanimously to approve the March 23, 2006 meeting minutes as printed.

**REPOINTING DISCUSSION:** Tom Lainhoff stated that he and Steve VanOrmer met, researched and discussed repointing with masonry contractors. Tom Lainhoff provided a Caring for Bricks publication which was modeled after a publication put out by the City of Lancaster summarizing the Standards set forth by the Secretary of the Interior for the care and maintenance of brick and soft stone buildings. Mr. Lainhoff explained that the composition of the mortar is the most critical but also significantly important is the color of the mortar and how it is applied. He stated that if a wrong composition is used, it can do irreparable damage because modern mortar is composed of hard

Portland cement whereas mortar in historic buildings included almost no Portland cement. A typical mortar recipe would be 1 part white Portland cement + 2 parts hydrated lime or lime putty + 8 or 9 parts sand of historic color. The color most commonly used is brown river sand and we plan to contact Strasburg Masonry supply to see if they can keep some in stock. The application method was also discussed, stating that the mortar was to be kept between bricks and not to be slopped on or lapped on bricks. Tom Groff, a local mason contractor, stated that for repointing non-historic structures, it was discussed that masonry contractors often mix the mortar to be a soft mixture sometimes with an additive to be squeezed from a bag. The problem with this method is that the mortar does not contain the correct amount of sand for a correct historic repointing and does not get in tight with the existing mortar and creates air pockets. It was the consensus that the Caring for Bricks pamphlet provides easy to understand directions for repointing and will be provided to all repointing applicants.

**6 EAST MAIN STREET – Clean & repoint brick:** Tom Groff, contractor for the applicant, was present and explained the application. Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Simone Cataldo to restore the brick on the second floor by pressure washing and to restore the mortar per the original mortar composition following the HARB caring for bricks regulations at 6 East Main Street, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 6. It was noted that repainting the same color portion of the application is a pre-approved activity.

**2 MILLER STREET – Repoint brick & replace bricks as needed:** Craig Harnish, the applicant, was present and explained the application. He stated that he is using the same contractor that Tony D’Alessandro is using, Chuck Buckwalter, and this would be for the west wall in the alley. Steve VanOrmer asked that the contractor coordinate with Tom Lainhoff to review the repointing specifications. Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to approve the application of Craig Harnish to replace broken bricks with same as original bricks as needed and to repoint the West wall at 2 Miller Street per the HARB caring for bricks regulations, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 6.

**320 MILLER STREET – Replace front light:** Florence Hoogerwerff, owner of 320 Miller Street, was present and explained her application to replace the front light. Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to approve the replacement lamp as presented, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**318 & 320 MILLER STREET – Wooden louvered stormdoor, resurface front stoop, new iron railing:** John and Florence Hoogerwerff were present to review the joint application with their adjoining neighbor, Larry and Susan Royer. They are interested in a screen door similar to the photograph they provided but have been unable to find where to purchase it. The Board stated agreed to provide some resources for locating this type of storm door. The proposal was to create a faux rock finish on the existing front stoop and to replace the iron railing. Mrs. Hoogerwerff agreed to have HARB table the application to assist her in researching other options and resources that are cost effective. Mrs. Hoogerwerff was thanked for working together with their neighbor to create a unified attached building rather than trying to create the appearance of two “glued together” separate homes.

**117 MILLER STREET – Landscaping:** The owner, Donald Bachman, was present and explained his application. Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to approve the replacement of the rotting railroad ties around the flower bed on the West side of the house

with loose laid grey wall stones, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**308 MILLER STREET – Overhead doors, paint/exterior finish & discuss sign:** James Smoker, one of the owners, was present to explain the application. They were agreeable to either paint or stain the exterior, whichever was the pleasure of the Board. It was the consensus that the stain information provided was the best option, which was acceptable to the applicants. Mr. Smoker also stated that they desired to install a wooden sign and he was advised to develop a design, discuss the size and placement requirements with the Zoning Officer, and then come back to a future meeting for the approval of the sign.

Dale Kaufman made a motion to approve a cedar stain finish using a Moorwood deck stain, color to be determined by the owner, a cedar finish overhead door with a row of glazing on the exterior as submitted in the prior submittal from Engle Architects, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Nancy Harper seconded the motion and passed with members Ferber, Harper, Johnson, Kaufman, Lainhoff and VanOrmer casting assenting votes. Member Shurr cast a dissenting vote stating that windows are not appropriate for this garage door because it is on a barn.

**332 MILLER STREET – Fence, replace back porch green shingled roof with brown shingles to match house, repairs to porch same materials:** The owner, Tracy Leed Magargle, was present to explain her application. She stated that the application for the fence is being withdrawn due to financial reasons. Tracy Magargle stated that in addition to the items listed on her application, her chimney is collapsing and in need of repairs. Since she is unsure of the extent of the repairs, she will research and bring this back to a future meeting.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the replacement of the shingles on the back porch roof to match the house (brown), replace rotten wood on the back porch with wood and wood panel sheets, and repaint the same color, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**49 EAST MAIN STREET – Repaint house and garage doors to Great Barrington Green:** The owner, Robert Winters, was present to explain their application. Tom Lainhoff made a motion to approve the request of Robert and Betty Winters of 49 East Main Street to repaint the house doors and garage doors Great Barrington Green, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**27 EAST MAIN STREET – Repointing:** Brad Botchlet, owner of 27 East Main Street, was present to explain their application to repair the incorrect repointing that was done in the past. Dale Kaufman made a motion to accept the application of Brad Botchlet of 27 East Main Street to remove the improperly installed mortar and replace with like kind mortar following the HARB caring for bricks regulations, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

**9 MILLER STREET – Wooden mailbox:** Since he is the applicant and owner for this agenda item, Steve VanOrmer temporarily passed the Chair to Nancy Harper the Vice-Chair. Dale Kaufman made a motion, seconded by Tom Lainhoff and passed to approve the application of Steve VanOrmer for a wooden mailbox at 9 Miller Street to be painted forest green, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Members Ferber,

Harper, Johnson, Kaufman, Lainhoff and Shurr cast assenting votes. Member Steve VanOrmer abstained from voting because he was the applicant. The Chair was then passed back to Steve VanOrmer.

**124 SOUTH DECATUR STREET – Temporary sign:** Tom Lainhoff, the applicant for Strasburg Heritage Society, was present to explain the application. He stated that he intends to set the sign back according to zoning regulations and the sign will not be lighted. Dale Kaufman made a motion, seconded by Pauline Shurr, to approve the temporary sign for the Strasburg Heritage Society at 124 South Decatur Street as described in their application, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9. Members Ferber, Johnson, Kaufman, VanOrmer and Shurr cast assenting votes. Member Harper cast a dissenting vote. Member Lainhoff abstained from voting because he was representing the applicant. Motion carried.

**28 EAST MAIN STREET – Exterior restoration:** The applicant, Tom Lainhoff, reviewed his application and the members thanked him for the detail provided in his application. Len Ferber made a motion, seconded by Pauline Shurr, and passed to approve the improvements detailed in the application of Tom & Ann Lainhoff of 28 East Main Street, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 6 and 9. Member Tom Lainhoff abstained from voting because he is the applicant.

**TRAILS AT STRASBURG LOT 7 (236 MILLER STREET):** Previously discussed.

**TEMPORARY BANNER DISCUSSION:** Christine Drennen stated that to date, temporary banners have not been being reviewed by HARB and asked for formal direction on this matter. Members had differing opinions if temporary banners should receive a certificate of appropriateness or not. Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to table this agenda item to determine how other Historic Review Boards address temporary banners. Len Ferber agreed to research this issue.

**EXTERIOR LIGHTING DISCUSSION:** Following a brief discussion on what would be approved or not approved on exterior lighting, Tom Lainhoff stated that exterior lighting should be reviewed on a case by case basis and that no pre-approved standards can be set because of considering age of the homes, location, etc. Dale Kaufman suggested having the members review lighting books to be prepared for future applications.

**OTHER BUSINESS:** Tom Lainhoff expressed his desire to modify the application form to be a fill-in form.

It was stated that the canopy skeleton that existed at 8 East Main Street has been removed.

The following updates on violations were discussed:

111 West Main Street – The exterior light that was installed without a permit – Christine Drennen was asked to forward a follow-up letter since no response has been received.

309 Miller Street – The blue insulation on the back portion of the home – Christine Drennen contacted the owner and they indicated that they were unsure of what siding they wanted to pursue and they were advised to not proceed with any improvements prior to HARB approval. Nothing has been submitted to date and he will be sent a letter.

251 Miller Street – Barn overhang roof not being constructed as approved - Following last month's meeting, Steve VanOrmer brought the concern to the attention of the owner and the corrections were made.

102 Miller Street – New fence that approval included painting white – Christine Drennen was asked to send a reminder letter that it needs painted.

123 East Main Street – It was stated that the porch needs painted white as approved on their permit and Christine Drennen was asked to send a letter.

**PUBLIC COMMENT:** Tom Lainhoff asked that the Solicitor provide his review comments regarding the Historic District Ordinance for the next meeting.

Members were reminded that the Trails at Strasburg Lot 7 will be discussed at the next Planning Commission meeting on May 8<sup>th</sup>.

Dale Kaufman expressed his concern regarding the scale of the proposed home presented tonight by Keysotne Custom Homes for Lot 7 and that he garage doors face the road.

Len Ferber expressed his thanks to Tom Lainhoff and Steve VanOrmer for preparing the Caring for Bricks brochure.

**ADJOURNMENT:** Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to adjourn the meeting at 9:50 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, MAY 25, 2006**

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

Others Present: Christine Drennen, Admin. Asst.      Diane Potts  
                         Lee Potts    Carol Heiser  
                         Robert Heiser    Andrew Nauman  
                         Deirdre Remollino                                      Edward Remollino  
                         Florence Hoogerwerff                                      James McCullough  
                         Shelby Nauman

**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. Chairman VanOrmer announced that the meeting was being audiotaped to assist in the preparation of the minutes. Applicants were advised that the final Certificates of Appropriateness would be issued by Borough Council after their next regularly scheduled meeting on June 13, 2006.

**PUBLIC COMMENT:** None.

**MINUTES OF APRIL 27, 2006:** Tom Lainhoff made a motion, seconded by Pauline Shurr and passed unanimously to approve the April 27, 2006 meeting minutes as corrected

**318 & 320 MILLER STREET – Wooden louvered stormdoor, resurface front stoop, new iron railing:** Florence Hoogerwerff was present and explained the application. Steve VanOrmer stated that he had located old louvered shutters and stated that he could pursue an estimate to construct the storm door in the style they desire and Mrs. Hoogerwerff asked him to pursue the estimate. Mrs. Hoogerwerff stated that Mrs. Royer talked with the Building Code Inspectors and they stated that the minimum requirements are met with this plan and the width of the sidewalk is not being changed. The plan is to make the front stoop a grand entrance with the entrance either from the side or the front with the iron railing in the middle. Mrs. Hoogerwerff stated that she is looking for approval of the concept of the design in order to obtain a quote.

Len Ferber made a motion, seconded by Beth Johnson and passed unanimously to approve the concept of the design for the dual front porch redesigned with two 12” stair treads, 22” landing with iron railing dividing the porch in half and side hand rails with the design of the iron to be brought back to a future meeting, old brick pavers and stone to match the existing foundation wall to be used in the resurfacing of the front porch and to retain the existing 36” wide sidewalk, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**10 WEST MAIN STREET – Sign:** Deirdre and Edward Remollino were present and explained the application for their gift shop at 10 West Main Street. Mrs. Remollino stated that the sign is already up, was installed by the sign contractor and she was reminded that any changes that are visible from the street need to be approved prior to the work taking place. It was the consensus that the sign was well designed and Mrs. Remollino stated that the colors for the sign were chosen from the Historic District color folder from the office.

Tom Lainhoff made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Donald Heiser for the Thistle and Vine gift shop sign as applied, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**43 EAST MAIN STREET – Repaint & replace/repair garage roof:** Andrew and Shelby Nauman, owners of 43 East Main Street, were present to explain their application, stating that in talking to his mother-in-law she said that the house color was originally similar to the tan color they are proposing and that over time it faded to the current yellow color. A color change for the shutters is proposed to be green instead of the existing blue. Painting the garage the same colors to match the house was added to the application.

Nancy Harper made a motion, seconded by Tom Lainhoff and passed unanimously to accept the application of Andrew and Shelby Nauman of 43 East Main Street, and to approve the work of scraping, sanding and painting the house and garage to be Philadelphia Cream in color for the house and garage body, shutters Sussex Green, front door Garrison Red and garage door to be a solid Garrison Red or Philadelphia Cream with white trim color, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67 Standard Number 9.

**124 East Main Street – Fence:** Lee Potts was present to explain his application for a solid metal cast iron fence to be right on the sidewalk right behind the wood landscaping timber. He stated that no gate is proposed but rather an opening at his walkway.

Len Ferber made a motion, seconded by Beth Johnson and passed unanimously to approve the application of Lee Potts to install an iron fence 30" high, 36" wide, manufactured by Empire as submitted in the application behind the sidewalk, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**221 MILLER STREET – Demolition of barn:** Robert and Carol Heiser, owners of 221 Miller Street, were present and reviewed their application. Steve VanOrmer stated that he looked at the barn and it is one of the nicest in Strasburg, it has the wide siding and strap hinges and is a nice early building. Mr. Heiser stated that he has had 3 contractors look at repairing the barn and they stated that they didn't know where to start, that there is no foundation, the roof was repaired a few years ago and the structure was damaged by termites but was originally treated in 1988 and annually maintained. Mr. Heiser provided pictures of the structure, stating that it is falling apart, has 4-5 different kinds of siding and several different kinds of hinges.

Tom Lainhoff stated that Mr. and Mrs. Heiser allowed him to look in the building and that it is contemporary with the house and was probably built in the mid 19<sup>th</sup> century as a package with the home. He stated that the structure of the barn's second floor up is solid and that it is deteriorating because it was neglected but that the posts on the east of the building are solid and whatever was used for the foundation is functioning. Mr. Lainhoff stated that he would like to see cost estimates to repair the structure. Steve VanOrmer stated that the structure has gorgeous lines, the street view of the building is nice, the structure needs reconstructed to resupport the first floor but to retain the shape, size, dimensions and roof line and build inside supports. Mr. VanOrmer also stated that repairing the structure can be done less expensively than building a new garage and that this building is a treasure.

Mr. Heiser stated that his desire is to not change the size of the structure if allowed to build a new garage but he would change the location to allow for a better view from the back of his house.

Steve VanOrmer stated that he recommends this structure be restored using contractors that are familiar with historic restoration work such as Glenn Nolt and that he is willing to offer his advice having the experience of having done an extensive restoration on his own home. Mr. Heiser stated that the three contractors he talked with indicated that there was not enough good material in the house to restore. Mr. Heiser also stated that he has tried to preserve the barn over the years by replacing the roof but the structure is now a safety concern.

Tom Lainhoff read Section 504.1 from the current ordinance which states that “No existing building within the Historic District shall be demolished, razed or otherwise permanently destroyed in whole or in part unless there are no reasonable alternatives available” and stated that he did not feel that all reasonable alternatives have been exhausted.

Tom Lainhoff made a motion, seconded by Nancy Harper and passed unanimously to disapprove the application of Robert J. and Carol A. Heiser to demolish the barn to the rear of 221 Miller Street referencing Section 504 of the Historic District Ordinance of Strasburg Borough.

**TEMPORARY BANNER DISCUSSION:** Len Ferber provided information from several municipalities around the United States referencing banners and the approvals that are required. Carole Wilson stated that no other municipalities that she is aware of have HARB review temporary signs. It was the consensus to add temporary banners/signs as a pre-approved item in the draft Ordinance. It was also agreed that the ordinance should be reviewed annually and revised if a problem arises.

**REVIEW OF HISTORIC DISTRICT ORDINANCE:** Len Ferber stated that the marked-up version of the ordinance was helpful in knowing what changes were recommended by the Solicitor but also recommends that a clean complete document be provided for review.

**OTHER BUSINESS:**

Application Revisions – Tom Lainhoff stated that the recommendation to table should be added to the application.

Pre-approved List – The Secretary was asked to be more specific on the pre-approved list provided to members.

Holiday lights – Tom Lainhoff stated that the use of holiday lights year-round should be discouraged. Tom Lainhoff and Nancy Harper agreed to contact the two business owners that use holiday lights year-round and ask if they would remove them.

8 East Main Street – The proprietor will be contacted regarding the installation of a screen door without approval and will be asked to attend a future meeting.

Old Records – Tom Lainhoff asked that if the Borough ever decides to purge old records that the Historical Society or Heritage Society be contacted.

**PUBLIC COMMENT:** May Gaynor stated that Scott Standish of the LCPC will be coming to a future Borough meeting to discuss Heritage Tourism and asked that HARB members be included.

**ADJOURNMENT:** Tom Lainhoff made a motion, seconded by Len Ferber and passed unanimously to adjourn the meeting at 9:35 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, JUNE 22, 2006**

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

Others Present:         Carole Wilson, LCPC                     Jacob Riehl  
                                   Tom Seccamanie Jr.                     Florence Hoogerwerff  
                                   Michael Allison                             Chris Lainhoff

**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. Chairman VanOrmer announced that the meeting was being audiotaped to assist in the preparation of the minutes. He also stated that the Certificates of Appropriateness will be approved by Borough Council at their meeting on July 11, 2006.

**PUBLIC COMMENT:** None.

**MINUTES OF MAY 25, 2006:** Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the May 25, 2006 meeting minutes as printed.

**320 MILLER STREET – Change shutter paint color to Independence Hall Quail:** Florence Hoogerwerff, the applicant, was present and reviewed her application, stating that the previously-approved color looked different than the sample and that is the reason for her change.

Nancy Harper made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Florence Hoogerwerff of 320 Miller Street for a paint color change for exterior shutters from Todd House Brown to Independence Hall Quail which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

**MILLER STREET DEVELOPMENT SIGN – Development sign – new design to address zoning:** Michael Allison, applicant for Keystone Custom Homes, was present and explained that they received their variance approval for the driveway setback on Monday from the Zoning Hearing Board by changing the direction the sign will face. He further stated that the same stone and brick construction that was proposed previously is planned and a drawing was provided. The Trails at Strasburg sign will be placed on top of the stone and not recessed. The temporary sign was discussed and Len Ferber stated that adding this sign would create 2 development signs and will discuss this with the Zoning Officer. Michael Allison stated that the Zoning Officer is allowing the two signs because the other sign is temporary and as soon as the last house is sold it will be removed.

Dale Kaufman made a motion to approve the application of Keystone Custom Homes for a development sign and materials as applied with the condition that it meets all zoning regulations, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Nancy Harper seconded the motion and passed with members Vanormer, Johnson, Kaufman, Harper and Ferber casting assenting votes. Member Shurr cast a dissenting vote because the historic area is not the place for the sign, that it should be located at the other entrance.

**116 EAST MAIN STREET – Repoint:** Tom Seccamanie Jr., applicant for the repointing at 116 East Main Street, and his contractor Jacob Riehl of J & J Restoration, were present and explained their application to repoint. Steve VanOrmer stated that he and several members viewed the property and didn't think the repointing was necessary. Mr. Seccamanie stated that from the attic inside of the building you can actually see some gaps where you can see straight through and that some bad patch jobs were done prior to his ownership. Steve VanOrmer stated that repointing has recently been discussed and that the guidelines for repointing including the use of sand to match mortar color need to be followed. Mr. Seccamanie stated that they received the guidelines and welcomed members to stop by and inspect at any time while the work is being done and hope that by working with this contractor we will feel more comfortable with future work he may do in town. The pressure washing was discussed and Mr. Riehl stated that the most this project would need is a garden hose. Steve VanOrmer expressed his concern with total building repointing and if even a small portion were grinded off of each course of brick it changes the overall appearance. Mr. Riehl stated that he does and will pay attention to the concern and will use 1/4" grinder and hand tools to prevent grinding the bricks. Mr. Seccamanie asked if a picture of the original front door existed to replace the existing front door and the members agreed to research this. Mr. Seccamanie also stated that he would be back in the future to discuss shutters and windows. Also discussed was bricking over a window that a wall has been installed behind on the rear of the building which Steve VanOrmer explained are not under the jurisdiction of the HARB. Suggested, however, was if the window were bricked to not have the bricks flush so that if it were restored in the future they would know that a window was there. The joints will be flat and slightly recessed.

Waterproofing was discussed and Mr. Riehl stated that they call it a water retardant and have found sealers that are breathable but repels the water (Sure clean, available through Penn Stone in Lancaster). The reapplication time for bricks is 7 years and then after the reapplication every 10 years. Steve VanOrmer expressed his concern that if the watersealer is not maintained it will actually trap moisture in the brick and Mr. Riehl stated that is why they use a breathable sealer and not anything with silicone. Mr. Riehl agreed to provide literature on the breathable sealer he has discussed. Chris Lainhoff stated that he could have Tom Lainhoff take a sample of mortar and determine the sand sample.

Len Ferber made a motion, seconded by Beth Johnson and passed unanimously to approve the application of Thomas J. Seccamanie Jr. and Lisa Ann Seccamanie of 116 East Main Street for repointing with the condition that a 2 square foot sample be done on the rear of the building and inspected prior to proceeding, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

**16 MILLER STREET – Painting:** Chris Lainhoff, representing Strasburg Restoration and Preservations, was present and reviewed the application for painting at 16 Miller Street.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to approve the application of Strasburg Restoration for the painting at 16 Miller Street as stated on the application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**313 MILLER STREET – Painting:** Chris Lainhoff, representing Strasburg Restoration and Preservations, was present and reviewed the application for painting at 313 Miller Street.

Dale Kaufman made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Strasburg Restoration for the painting at 313 Miller Street as stated on the application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**19 & 21 SOUTH DECATUR STREET – Wooden screen doors:** Chris Lainhoff, representing Strasburg Restoration and Preservation, was present and reviewed the application for the screen doors for 19 and 21 South Decatur Street. He stated that the doors they are using were found in the basement.

Nancy Harper made a motion, seconded by Dale Kaufman and passed unanimously to approve the application of Ann D'Alessandro-Zuck to replace the metal screen doors with wooden screen doors in the same color at 19 and 21 South Decatur Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

**OTHER BUSINESS:** Nancy Harper stated that she contacted the owner of Petals & Beans regarding the holiday lights. The shop owner agreed to remove the lights from around the front door but indicated that the lights in the window were interior lights. The Zoning Officer's memo regarding this issue was reviewed and agreed that the lights in the window were interior lights and not regulated by the Zoning Ordinance and the secretary was asked to send Petals & Beans a letter expressing appreciation for complying and verifying the issue regarding the interior lights. Nancy Harper was thanked for her work on this concern. However, the lights at the barber shop on West Main Street were discussed and because they surround a sign, it is a zoning violation and should be followed up by the Zoning Officer.

The recent demolition application was discussed and the role of HARB. Steve VanOrmer stated that he thought it was the duty of HARB to review the historic integrity of what we see, not the structural integrity. Carole Wilson stated that the applicant bears the burden to prove the structure's soundness. Dale Kaufman added that the applicant provided two letters from contractors indicating that the structure was beyond repair. Len Ferber stated that the letters were not provided to HARB during their review. Dale Kaufman stated that he did assist Mr. Heiser, as a friend, with a site plan. It was the consensus that instead of denying the application, it could have been tabled and the applicant provided with a list of items to submit for consideration. Steve VanOrmer stated that if Mr. Kaufman was assisting the applicant, he could have also provided him with a list of the items he needed to submit for HARB to review. Nancy Harper stated that in the future when an application for demolition is submitted, Christine Drennen should provide the applicant with a copy of the ordinance which contains the list of items to be provided. She also suggested scheduling a site visit. Dale Kaufman stated that the economic impact should be considered and it was the consensus that the ordinance contains the provisions for considering the economic impact. Len Ferber stated that the building was inspected by Tom Lainhoff and he provided an opinion at the meeting that the structure could be restored and he made his decision based on his opinion. It was the consensus that the process failed during the review of this application. Steve VanOrmer stated that he talked with Mr. Heiser after the Borough Council meeting and he agreed to work with the board to design an outbuilding that will not look out of place in the Historic District.

Carole Wilson reported that she reviewed the HARB Ordinance and a recommendation for approval letter from the Lancaster County Planning Commission is forthcoming. She added that the rewrite of the demolition section tightens the ordinance and clarifies what is needed when applying for demolition.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Len Ferber made a motion, seconded by Beth Johnson 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, JULY 27, 2006**

Members Present: Steve Vanormer                      Beth Johnson  
                         Pauline Shurr                                      Dale Kaufman  
                         Nancy Harper                                         Len Ferber  
                         Tom Lainhoff (7:25 PM)

Others Present: Christine Drennen                      Robert Heiser  
                         Carol Heiser     Tracy Leed Magargle  
                         May Gaynor    Tammi Hoke  
                         Terri Hershey                                         Bob Cook  
                         Brian Settle    Tony D'Alessandro  
                         Vern Denlinger                                        Kevin & Nicole Hostetter  
                         James McCullough                                   Landis Hersh

**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. Chairman VanOrmer announced that the meeting was being audiotaped to assist in the preparation of the minutes. He also stated that the Certificates of Appropriateness will be approved by Borough Council at their meeting on August 15, 2006. Steve VanOrmer stated that in the future, the pre-approved permit listing will designate the permits issued during the current month.

**PUBLIC COMMENT:** None.

**MINUTES OF JUNE 22, 2006:** Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the June 22, 2006 meeting minutes as printed.

**332 MILLER STREET – Chimney cap:** Tracy Leed Magargle, owner of 332 Miller Street, was present and explained her application for a black standard chimney cap on her furnace chimney.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the application of Tracy Leed Magargle of 332 Miller Street for a black standard chimney cap which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**27 MILLER STREET – Replace fabric graphics panel:** James McCullough, owner of 27 Miller Street, was present and explained his application to replace the fabric graphics panel on his house with the design and colors as submitted.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the application of James R. and Sharon A. McCullough of 27 Miller Street to replace the fabric graphics panel with the colors and design as shown on the application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**309 MILLER STREET – Log and beige chinking exterior finish:** Vernon Denlinger, contractor for Tom Beiler of 309 Miller Street, was present and reviewed the application because the owner was out of town. Mr. Denlinger explained that they are proposing to install face logs and to fill in with approximately 3-5" wide of beige colored chinking. Mr. Denlinger explained that the applicant is

proposing this type of finish because they didn't want the same siding that is on the house to be put on the addition. Several members expressed their concern that this home is a Germanic home and it would be appropriate for the front original section of the home to be log but that adding this finish to the frame addition creates a false sense of historic value. Len Ferber and Tom Lainhoff stated that they applaud the applicant for what he is trying to do but that he is misguided on his approach. Mr. Denlinger was asked if Mr. Beiler intended to expose the logs on the front of the house and Mr. Denlinger stated that he did not believe Mr. Beiler wanted to expose the logs on the front of the house because there is no R value for insulation.

Based on the representative for the applicant willing to allow the HARB to table the application, Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to table the application for Tom Beiler of 309 Miller Street for the exterior finish for the rear addition.

Mr. Denlinger asked for suggestions for different finishes for the addition that would be considered. It was the consensus that German siding, clapboard, stucco or vertical board and batten were some suggestions that could be considered.

Mr. Denlinger asked if the posts that were taken down from the front porch could be repainted and reinstalled. He was advised that this type of activity is a pre-approved activity and a permit could be obtained from the Secretary for this work without attending a meeting. However, Mr. Denlinger was advised that most Germanic style homes did not have front porch posts and if the front porch does not need the posts for support they may consider not reinstalling the posts.

**331 MILLER STREET – Painting shutters and door:** Kevin and Nicole Hostetter, owners of 331 Miller Street, were present and explained their application for painting the shutters and front door the color Stone Hearth.

Len Ferber made a motion, seconded by Beth Johnson and passed unanimously to approve the application of Kevin and Nicole Hostetter of 331 Miller Street to change the paint color for the shutters and front door to the color Stone Hearth as presented, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**122 MILLER STREET – Privacy fence:** Brian Settle was in attendance, representing Elizabeth and Kenneth Miller, who he explained had just gotten married on Saturday. He explained their application to install a shadowbox-style privacy fence. It was stated that the section of fence that was installed and then the owner was notified that work would need to cease until a permit was received, is not being installed in the location as shown on the application. It was clarified that the application shows the fence to start at the back of the house and that zoning would not allow a 6' high fence in the front yard.

Nancy Harper made a motion, seconded by Beth Johnson and passed unanimously to approve the application of Elizabeth Ammon and Kenneth Miller of 122 Miller Street for a 6' high fence as submitted on the application to the rear of the house surrounding the back yard, and that fence should be painted a color to be determined in a future application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**55 EAST MAIN STREET – Remove vinyl siding on rear and side, windows, painting, shutters:** Tony D'Alessandro, owner of 55 East Main Street, was present and reviewed his application. He stated that the German siding will be exposed, painted white, replacing 1 window with a six over six 12" window and add shutters as found on the front of the house to be painted Wainscot green.

Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to approve the application of Penny and Tony D'Alessandro of 55 East Main Street to expose the Germanic siding to be painted white, duplicate the shutters found on the front of the house to be painted dark green and the installation of a 6 over 6 window, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**1 WEST MAIN STREET (CREAMERY & INN) – Painting:** Pete Skiadas, owner of 1 West Main Street, was present and reviewed the application for painting the Creamery and the Village Inn. He stated that the blue color will be painted Medium Green, the red will be repainted Westtown Red and the off-white color will remain an off-white color 8201 W, all colors as shown on the Finaren and Haley paint chart submitted.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to approve the application of PANS LP Pete Skiadas of 1 West Main Street to paint in the tri-color concept with Westtown Red, Medium Green and the Body Color 8201 W as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**11 WEST MAIN STREET – Painting:** Pete Skiadas, owner of 11 West Main Street, together with the tenants, were present and reviewed the application for painting at 11 West Main Street, previously known as the Yule Shop. They explained that the pink accent color is presently used as an accent color at 106 Miller Street. Steve VanOrmer clarified that the color is closer to a dusty rose color rather than hot pink.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the application of PANS LP Pete Skiadas for 11 West Main Street for dual color painting using white and dusty rose as submitted on their application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**11 WEST MAIN STREET – Sign:** Pete Skiadas, owner of 11 West Main Street, together with Terri Hershey and Tammi Hoke, tenants for the shop Lulu & Tutz, were present and reviewed their sign application. They stated that they are repainting all of the existing Yule Shop signs with the signs as presented.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to approve the application of PANS LP Pete Skiadas, and tenants Terri Hershey and Tammi Hoke of Lulu & Tutz for 11 West Main Street to repaint the 5 existing signs as presented, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**221 MILLER STREET – Garage:** Robert and Carol Heiser, owners of 221 Miller Street, together with their contractor Landis Hersh, were present and reviewed their application for a garage. When asked, Mr. Heiser stated that the Hess Group from Engleside will be doing the stone work. Steve VanOrmer stated that historic stone work is thin long pieces (similar to the stone piece Mr. Heiser brought as a sample) laid horizontally, and asked that a brochure showing the proposed stone work be submitted. Mr. Heiser stated that the siding proposed is horizontal vinyl board and batten, and an arched soldier course of stone is proposed for the arch above the garage doors.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Robert and Carol Heiser of 221 Miller Street for a garage as described on their application and drawings including grey limestone walls with white raised mortar joints for garage

door wall and front wall, vinyl board and batten on gable on left side wall, rear wall and right wall, overhang above garage doors all saffia and fascia white vinyl 12” wide, functional loft door, raised paneled white vinyl garage doors with cross bucks with double pane arched glass, dark grey vinyl trim around garage doors, antique brass coach lights, old style German dormers with 6 over 6 white vinyl windows and extended wood sills, vinyl covered dark grey vinyl shutters and oxford grey shingles, with a brochure of the stone work to be submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 10.

**MEETING DATES DISCUSSION:** To coordinate timing with Borough Council meetings since they have changed their meeting dates to the 3<sup>rd</sup> Tuesday of each month, Tom Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to change the date of the Historic Architectural Review Board meetings to the first Thursday of each month at 7:15 P.M. beginning with the September 7<sup>th</sup> meeting. It was noted that the August 24, 2006 HARB meeting will be cancelled.

**REVIEW OF HISTORIC DISTRICT ORDINANCE:** Steve VanOrmer stated that the Revised Historic District Ordinance was approved by Borough Council as submitted with the condition that the touch-up paint issue be discussed. Lisa Boyd explained that the existing pre-approved items in the HARB Ordinance can be amended by motion or resolution by Borough Council. A transcript of the discussion during the Borough Council meeting when the ordinance was adopted was provided.

Tom Lainhoff stated that touchup painting and whole house repainting are different and that when whole house repainting is done if no permit is required the opportunity to remind the homeowner that any repairs need to be in-kind repairs. If not reminded and something done that shouldn’t have been done such as capping with aluminum, the homeowner could potential be in the position to undo a repair done inadvertently.

Dale Kaufman stated that most Historic Districts do not regulate painting and urges all members to continue to educate regarding in-kind repairs and to keep an eye on repairs being done while painting.

Steve VanOrmer stated that HARB Members are willing to discuss regulations as they apply to touchup painting vs. whole house painting if Council would like to meet.

Lisa Boyd stated that members were welcomed to provide suggestions on how the ordinance could be modified to eliminate the need for a permit for repainting same color.

Len Ferber stated that he was disappointed in the decision of Borough Council because the members of HARB voted to keep control over the work being done in the Historic District as it has been done since the inception of the Historic District.

Tom Lainhoff made a motion that HARB approves touchup painting without limitation and without a permit but repainting of the entire structure would still require a pre-approved same color painting permit. Pauline Shurr seconded the motion. Len Ferber stated that it would be difficult to distinguish between touchup and repainting and Tom Lainhoff stated that a reasonable man knows the difference. Members Lainhoff, Shurr and Johnson cast assenting votes. Members Kaufman, Ferber, VanOrmer and Harper cast dissenting votes. Motion failed.

**OTHER BUSINESS:** Tom Lainhoff stated that he recently read an article and is suggesting that a policy be established where HARB members must discuss ex-parte communications at the beginning of each meeting. It was the consensus to review the article and to consider a policy at a future meeting.

Tom Lainhoff also suggested HARB putting on a public program to provide residents with an overview and history of the Historic District, explain the role of HARB for broader public understanding and a slide presentation. It was stated that all residents should be invited and Christine Drennen stated that with permission, a mailing could be done from the Borough Office. Steve VanOrmer stated that a positive approach such as due to public interest, a decision was made to lift some of the restrictions. Tom Lainhoff was asked to chair this project and Steve VanOrmer offered to assist. It was suggested to have this educational program during the winter months prior to homeowners scheduling their spring repair projects.

Nancy Harper reported that Charter Homes is still considering the request to fund the Historic Markers.

Nancy Harper also stated that the September 18<sup>th</sup> Heritage Society Meeting will feature a barn specialist and suggests that the Rural PA Inventory of Barns information also be distributed.

The pillar work being done at 123-125 East Main Street was questioned and Christine Drennen stated that she has left a message for him and will provide an update to the HARB members after she talks to him.

**PUBLIC COMMENT:** May Gaynor provided a brochure with information regarding grants. She stated that people do understand the Historic District and history and that they will appreciate that they will be trusted to do touchup and same color painting. She also stated that hosting courses to discuss chronic repairs in older homes would be appreciated.

Mike Sollenberger stated that a lot has been said in the last few months regarding the differences between Council and HARB and asked that both groups focus on the items they have in common and agree on and work together. He also stated that Borough Council voted unanimously to adopt the revised Historic District Ordinance and there are not many things in life that all 14 people involved can agree on (Council and HARB). Mr. Sollenberger stated that Borough Council appreciates the work that HARB does and that not everyone on Council is against how the process has been for the last 30 years.

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

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

September 7, 2006 meeting rescheduled for September 14, 2006

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, SEPTEMBER 14, 2006**

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

Others Present:        Christine Drennen                             Ken Johnson  
                                 Bob Bear     Rick Turner  
                                 Joyce Stone     May Gaynor  
                                 John Petersheim                                     Sue Stirba  
                                 Daniel Zook     Chris Lainhoff

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by Vice Chair, Nancy Harper, followed by the salute to the flag. Vice Chair Harper introduced the members and announced that the meeting was being audiotaped to assist in the preparation of the minutes. She also stated that the Certificates of Appropriateness will be approved by Borough Council at their meeting on September 19, 2006, and that no work should begin until Council's final approval and permit has been issued. Additionally, Nancy Harper reported that the resolution was approved by Borough Council to change the HARB Ordinance that no permit is required for same color repainting. Nancy Harper apologized to the applicants for having to cancel the meeting scheduled for September 7<sup>th</sup> because a quorum of members was not available and thanked them for attending this rescheduled meeting.

**PUBLIC COMMENT:** May Gaynor stated that she is going to reintroduce the Main Street and Elm Street Programs to Borough Council at their next meeting.

**MINUTES OF JULY 27, 2006:** Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to approve the July 27, 2006 meeting minutes as printed.

**221 MILLER STREET – Stone:** Nancy Harper reported that Mr. Heiser submitted a sample of the stone he is proposing for the garage at 221 Miller Street as requested last month. She stated that where the sample appears to be squared off, Mr. Heiser clarified that the stone will be installed as he explained at the meeting and will be unstructured rougher stone and a picture of a home with similar stone work was submitted. Mr. Heiser was advised to proceed with the work as submitted.

**309 MILLER STREET – Board and batton siding for rear addition:** John Petersheim, representing the applicant, Tom Beiler, was present and explained the application to install board and batton siding on the rear addition of the home as discussed at a previous meeting. Mr. Petersheim stated that Mr. Beiler planned to leave the wood natural but was willing to hear suggestions. Tom Lainhoff stated that historically the wood would be painted due to the types of wood available in the area and recommends the wood be painted to coordinate with the rest of the building. It was stated that if Mr. Beiler wanted to discuss other options for the wood instead of painting, he could come to a future meeting. Tom Lainhoff asked if Mr. Beiler was planning on exposing the logs on the original part of the home. Mr. Petersheim stated that it was his understanding that the logs are not wide enough and due to insulation reasons, Mr. Beiler did not want to expose the logs.

Tom Lainhoff made a motion, seconded by Len Ferber and passed unanimously to approve the application of Tom Beiler of 309 Miller Street to install board and batton siding to the rear addition of his home, the boards to be varying widths and to be painted with an approved color, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**214 MILLER STREET – Remove concrete steps & lattice – replace with stone:** Tom Lamontagne, owner of 214 Miller Street, was present and reviewed his application to replace the existing tongue and groove porch floor with tongue and groove boards and to remove the lattice and install stone similar to the stone foundation on the remainder of the home. The application also includes removing the concrete steps and installing a flagstone and stone step replicating the step at the rear of the home as submitted on the photograph. Mr. Lamontagne added that a rod iron grill will be incorporated into the stone foundation work for ventilation.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Tom Lamontagne of 214 Miller Street to replace the concrete steps with flagstone and stone and to replace the lattice work with stone and a rod iron grill for ventilation, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**322 MILLER STREET – Wood railings:** The applicants Craig and Paula Stanely were not in attendance. Christine Drennen stated that when they were contacted to reschedule the meeting, Mr. Stanley stated that the reason for their application was because their insurance company was requiring the railing and that they had changed insurance carriers and may be withdrawing their application. However, as of today, the applicant did not withdraw the application. Tom Lainhoff, as a historian, offered to write a letter to their insurance company stating that a railing would not be historically appropriate.

Len Ferber made a motion to table the application of Craig and Paula Stanley of 322 Miller Street for the wood railings, seconded by Tom Lainhoff and passed unanimously.

**20 EAST MAIN STREET – Paint windows and door of barn red:** Sue Stirba, owner of 20 East Main Street, was present and explained her application to paint the windows and door of the barn red from the existing gray primer. A paint stick color sample was provided.

Pauline Shurr made a motion, seconded by Tom Lainhoff and passed unanimously to approve the application of Sue Stirba of 20 East Main Street to paint the windows and door of the barn to the rear of her property the red/brown color submitted on the paint stick, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

**41 EAST MAIN STREET – Repoint and painting:** Rick Turner, new owner settling tomorrow for 41 East Main Street, was present and reviewed his application to repoint the brick where needed and to change the paint colors as presented. Tom Lainhoff stated that great care is needed when removing the old mortar because this house has thin mortar joints and the bricks could be damaged. Mr. Turner stated that he received the repointing guidelines and his contractor stated they will be followed. Mr. Turner verbally added to his application that he wanted to paint the detached garage to the rear of the home using the same Softer Tan and Roycroft Suede colors presented for the home. He stated that the door and show beams will be painted Roycroft Suede and the remainder of the garage will be painted the Softer Tan color.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Rick Turner for 41 East Main Street to paint following the painting diagram as presented using Sherwin Williams Paint colors Brookwood Red, Softer Tan and Roycroft Suede, the painting of the garage as described using Softer Tan and Roycroft Suede, repoint the building as described following the repointing guidelines and to rebuild the chimney the same as it appears if needed, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**206 WEST MAIN STREET – Garage door:** Joyce Stone, owner of 206 West Main Street, and her contractor Bob Bear, were present and explained the application to replace the garage door on the carriage house. Mr. Bear stated they are proposing 1 large steel raised panel door with additional framing to reduce the opening size to replace the current bifold track wood door. Mr. Bear stated that with the existing doors which are deteriorating and don't work, the garage is not usable. Tom Lainhoff asked if Mrs. Stone would consider other designs other than the raised panel and if a solution could be found to meet half way. Mr. Bear stated that the proposed door is standard and other doors would be more expensive. Mr. Bear and Mrs. Stone agreed to provide a pamphlet of other door options and the members will review and make a recommendation.

Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to table the application of Joyce Stone of 206 West Main Street for a replacement garage door with the applicant to provide a pamphlet of other door options.

**143-145 WEST MAIN STREET – Replace front doors:** Daniel Zook, owner of 143-145 West Main Street, was present and explained his application stating that he wants to replace the main doors and to not install screen doors again. He stated that the existing doors are old, not air tight and are in bad shape. Mr. Zook also stated that they are not a standard size, they are 38", and that he cannot find an exact replacement. HARB members stated that 38" doors can be special ordered and also suggested checking at re-use shops such as Tindle, Habit for Humanity and Wenger's on Route 72 near the PA Renaissance Faire. Mr. Zook also agreed to allow HARB members to inspect the doors and to provide suggestions, and Len Ferber stated that he will coordinate the meeting and will contact Mr. Zook a couple of days prior to their planned visit. Mr. Zook stated that he will notify his tenants.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to table the application of Daniel Zook, owner of 143-145 West Main Street, to replace the front doors because the applicant and HARB members are working together to locate an appropriate replacement door.

**46 WEST MAIN STREET – Renovations:** Ken Johnson, applicant for the Wesley United Methodist Church, for renovations to the newly purchased old fire station at 46 West Main Street, was present and explained his application. He stated that they plan to remove the overhead doors and install brick to blend with the two buildings and stucco. He added that the two buildings are the same elevation and they are also proposing a 8-10' wide connecting corridor to be built within approximately 5 years. The paved area in front of the garage doors was discussed and Mr. Johnson stated that they may install large planters to deter turnarounds.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Wesley United Methodist Church for the renovations for 46 West Main Street as submitted in their application including the future work, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:** Tom Lainhoff stated that the structural corner post fell out of the rear of the brick building at 8-10 East Main Street. He expressed his concern regarding the structural condition of the building, the foundation walls are crumbling, and that we are in danger of losing this significant building. He added that he appreciates Borough Council's action in the filing of the civil action against the owner of the property. Pictures of the damage were provided to the office.

Tom Lainhoff stated that he also noticed that the gutters were clogged at 106 South Decatur Street and the water has been running down the side of the building and there is damage on the South side of the porch. Additionally, he stated that 112 South Decatur Street has a wall that is in need of repointing. Christine Drennen was asked to draft a letter to these property owners asking the status of the repairs.

Nancy Harper stated that while reading through the Zoning Ordinance, she noticed that satellite dishes are not permitted in the front yards. It was the consensus to not add satellite dishes to the HARB application because zoning does not permit their placement where HARB has jurisdiction.

The porch posts at 123/125 East Main Street were discussed. When contacted previously, the property owner stated that they were temporary while the permanent posts were repaired. It now appears that the posts have been installed. Christine Drennen was asked to send a letter to the owner advising that if they plan to make changes instead of replace in kind, the application would need to be reviewed at a meeting.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously to adjourn the meeting at 9:00 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, OCTOBER 5, 2006**

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

Others Present:       Christine Drennen             Bob Bear  
                          Carole Wilson               May Gaynor  
                          Joyce Stone

**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. Chairman VanOrmer announced that the meeting was being audiotaped to assist in the preparation of the minutes. He also stated that the Certificates of Appropriateness will be approved by Borough Council at their meeting on October 17, 2006, and that no work should begin until Council's final approval and permits has been issued.

**PUBLIC COMMENT:** May Gaynor stated that she did present the Main Street and Elm Street Programs to Borough Council and that she and the Borough Manager are investigating the programs. It was the consensus that the HARB members support the concept of the programs and will continue to research them.

**MINUTES OF SEPTEMBER 14, 2006:** Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the September 14, 2006 meeting minutes as printed.

**206 WEST MAIN STREET – Garage door:** Joyce Stone, owner of 206 West Main Street, and her contractor Bob Bear, were present and explained that at the recommendation of the Board, they had gone to Smoker Doors to research other options that are more historical and affordable. Mr. Bear did provide pamphlets from two manufacturers and Steve VanOrmer did some photo work showing what some different doors would look like on Mrs. Stone's garage. Some of the photo examples included windows and Mrs. Stone stated that she was not interested in a garage door with windows and Tom Lainhoff stated that the addition of windows changes the appearance of the garage.

Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the application of Joyce Stone of 206 West Main Street for a replacement garage door utilizing the style that is pictured on the bottom left of the sample photo sheet created by Steve VanOrmer which has no windows and is from Smoker Doors and to retain the original hardware in the garage for possible future use, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**309 MILLER STREET – Smooth stucco finish on rear addition:** Christine Drennen stated that Tom Beiler, the owner of 309 Miller Street, contacted her after the last meeting and stated that he wished to reapply for a beige smooth stucco finish for the rear addition instead of the board and batton previously approved and completed a new application requesting the stucco finish. Tom Lainhoff stated that the stucco was one of the options originally provided.

Dale Kaufman made a motion, seconded by Tom Lainhoff and passed unanimously to approve the application of Thomas Beiler of 309 Miller Street for a beige smooth stucco finish for the rear addition

to his home as presented in his application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**143-145 WEST MAIN STREET – Replace front doors:** This application is a follow-up to the application that was tabled at last month's meeting. Christine Drennen stated that Mr. Zook contacted her and stated that he is unable to attend this meeting due to a funeral but asked that the application be considered to allow him to install new doors before it gets cold. Len Ferber and Tom Lainhoff stated that they did look at the doors and they are not the original doors and not the original frame. Len Ferber stated that he would assist the owner with locating a manufacturer for the doors since they are an odd size.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Daniel Zook, owner of 143/145 West Main Street, to replace two wooden entrance doors with a wooden door with either 6 or 9 window panes and a paneled bottom with the original hardware from the doors to be retained for possible future use, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**CERTIFIED LOCAL GOVERNMENT DISCUSSION – CAROLE WILSON:** Carole Wilson of the Lancaster County Planning Commission, was present and provided written materials and explained the process to become a Certified Local Government. She stated that since we already have a nationally recognized historic district, a historic architectural review board and a certified historic district ordinance, the remaining items to be completed are the application and the creation of bylaws. She stated that the main benefit of becoming a Certified Local Government is the availability of grants. Carole Wilson agreed to provide samples of bylaws for our use in considering items to include in our bylaws. It was the consensus that the bylaws and application will be reviewed and drafted at the next meeting and that Borough Council will provide final approval of the bylaws.

**OTHER BUSINESS:** Tom Lainhoff stated that he was disappointed with seeing the receipt of a letter from the owner of 8-10 East Main Street indicating his desire to demolish the barn and that the District Justice only imposed a \$400 fine for 4 separate violations. The process for the filing of the civil action was discussed and Christine Drennen stated that after consultation with the Borough Manager, she will provide the details surrounding the hearing to the members. It was the consensus that the HARB members would like the decision of the judge appealed because it is so minimal.

It was the consensus of the members that it is HARB's position to preserve all historically significant structures and that the barn at 8-10 East Main Street is a significant outbuilding in the Square. It was also the consensus that no decision regarding the owner's request to demolish the barn can be rendered until the applicant completes the entire demolition application process as outlined in the ordinance.

Nancy Harper stated that at a previous meeting, the new owner of the Creamery and of the properties at 17 and 21 West Main Street asked if HARB had any suggestions for those vacant buildings and asked that HARB follow through with providing suggestions to him.

It was the consensus of the members that the letters regarding historic properties in need of repairs drafted by the secretary should be sent with a minor change suggested by Tom Lainhoff.

Tom Lainhoff stated, and it was the consensus, that the contractor, J & J Restoration, who recently completed the repointing job at 116 East Main Street did an excellent job with the gridding and had very little brick reduction or damage and an excellent job with matching the mortar. Carole Wilson stated that, at the request of the office, she provided information regarding a DEP regulation to control dust

when repointing. Christine Drennen stated that the staff is requesting additional information from DEP and will provide the information to contractors applying for repointing in the future.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Tom Lainhoff made a motion, seconded by Len Ferber and passed unanimously to adjourn the meeting at 8:50 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, NOVEMBER 2, 2006**

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

Others Present:       Christine Drennen  
                          May Gaynor  
                          Deborah Robbins

**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. Chairman VanOrmer announced that the meeting was being audiotaped to assist in the preparation of the minutes. He also stated that the Certificates of Appropriateness will be approved by Borough Council at their meeting on November 21, 2006, and that no work should begin until Council's final approval and permits has been issued.

**PUBLIC COMMENT:** May Gaynor stated that the Borough is in the process of beginning to review the Subdivision and Land Development Ordinance and asks HARB to be involved in the review and to request the addition of more references to protecting historical resources. It was the consensus of the members to also have Carole Wilson review the Ordinance. Christine Drennen stated that the Borough Manager did already request the involvement of the HARB during the Subdivision and Land Development Ordinance but considering the lengthy item on tonight's agenda, the Ordinance will be reviewed at the December meeting.

**MINUTES OF OCTOBER 5, 2006:** Nancy Harper made a motion, seconded by Tom Lainhoff and passed unanimously to approve the October 5, 2006 meeting minutes as printed.

**108 WEST MAIN STREET – Sign:** Deborah Robbins, new tenant for a business moving into 108 West Main Street was present and reviewed her application for a 30" X 22" sign. Ms. Robbins explained that the dimensions listed on the application were for a layout that she has modified and a new drawing was distributed to each member. She stated that the building is made of brick and they are proposing to use existing holes on the building to the right of the front door to hang the sign.

Dale Kaufman made a motion, seconded by Pauline Shurr and passed unanimously to approve the application of Deborah Robbins for the revised sign as presented at 108 West Main Street with the applicant having the option of the words Summit Advisory in either burgundy or green with the sign to be located between the doorway and window, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Ms. Robbins asked if a canopy or porch would be considered to provide some rain protection for their customers entering and exiting the building. Steve VanOrmer stated that he would suggest a porch to maintain the detail of the door and will develop some computer concept drawings for Ms. Robbins.

**CERTIFIED LOCAL GOVERNMENT DISCUSSION & DRAFT BYLAWS:** The sample bylaws that were provided by Carole Wilson were reviewed by the members and a draft was compiled. Christine Drennen was asked to complete a draft of the bylaws, forward it to each member

for their review and to forward it to Carole Wilson for her review. It was the consensus that the draft bylaws will be reviewed at the next meeting and possibly be presented to Borough Council for their review on December 19, 2006.

A future project was discussed to evaluate other properties that are not currently in the Historic District and pursue possible inclusion into the Historic District. It was discussed that a property owner could voluntarily agree to come under the jurisdiction of HARB as an effort to preserve the property.

**OTHER BUSINESS:** Christine Drennen reported that the owner of 8-10 East Main Street is being cited only under the Property Maintenance Ordinance at this time. It was the consensus to have the secretary notify all members when the hearing is scheduled.

Tom Lainhoff made a motion, seconded by Len Ferber and passed unanimously to recommend to Borough Council to cite the owner of 8-10 East Main Street under the HARB Ordinance for the unpermitted installation of the aluminum siding over the wood and for demolition by neglect for the deteriorated roof on the barn, non-functioning gutters on the barn and business, deteriorated masonry, lack of paint on wooden surfaces and for the damage the ivy is doing to the structure.

Steve VanOrmer reported that Amy Keller contacted him for advisory assistance for windows and storm windows for a property she is considering purchasing. Dale Kaufman and Tom Lainhoff also offered to assist the property owner.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Tom Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 9:15 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, DECEMBER 7, 2006**

Members Present:	Tom Lainhoff	Nancy Harper
	Beth Johnson	Dale Kaufman
	Pauline Shurr	Len Ferber
Others Present:	Christine Drennen	Chris Lainhoff
	Carole Wilson, LCPC	Chase Carter
	May Gaynor	Larry Shurr
	Tony D'Alessandro	Ron Harper

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by Acting Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes.

**PUBLIC COMMENT:** May Gaynor stated that Emily Hornyak of the Lancaster County Planning Commission and Ted Robinson from the Department of Community and Economic Development did a nice presentation at the Borough Council meeting regarding the Main Street and Elm Street Programs. She added that they suggested that the Borough could be an affiliate candidate and that funds are available for urban development and revitalization and other grants are also available.

**MINUTES OF NOVEMBER 2, 2006:** Len Ferber made a motion, seconded by Nancy Harper and passed unanimously to approve the November 2, 2006 meeting minutes as printed.

**8-10 EAST MAIN STREET – Demolish Barn:** Chase Carter representing Cliff and Carole Carter was present to review the application to demolish the barn. Cliff Carter's responses to the questions in the demolition section were reviewed. Tom Lainhoff stated that the HARB recommendation to Borough Council is based on the review of the criteria as a whole. He also encouraged the property owners to secure the barn so that it wasn't a liability. A written cost estimate for demolition and removal of the barn was requested as well as a written plan for landscaping the lot after demolition and a written cost estimate for the work. Alternate uses for the barn were discussed such as storage or covered parking were suggested and Chase Carter stated that some of the options discussed might not be feasible because the property is an investment property. The property owner provided a quote from a company in Delaware to restore the barn at a cost of \$35,900. Tom Lainhoff also reminded the applicant that Judge Hamilton warned Cliff Carter about maintaining an "attractive nuisance" and recommended that he at least secure the building temporarily with plywood to prevent people from easily entering the barn. At the hearing at the District Justice Office, Tom Lainhoff received permission from Cliff Carter to have local contractors provide quotes to stabilize the barn, which two were received in the \$6,500-\$7,500 range. Tom Lainhoff stated that these repairs could allow the barn to "live to fight another day" for a future owner to restore if desired. Another suggested use for the barn was the possibility of donating the barn with a nominal lease for the land to an organization similar to an arrangement in Columbia where they now use the building for storage of used historic building materials made available for others in town to use.

Tom Lainhoff added that significant cost repairs were needed to the brick building such as repairing sections of the bricks to the rear of Petals & Beans which are totally crumbling and the foundation is

deteriorating. Tom Lainhoff stated that if Strasburg Borough were to lose the brick building, it would be like losing a front tooth in your smile and that the building is very significant.

Chase Carter stated that he will provide the input discussed tonight to his father and plan to attend the January 25, 2007 HARB meeting.

**FINALIZE BYLAWS:** Carole Wilson provided suggestions on the bylaws drafted at the last meeting. The unexcused absences were discussed and agreed that if the member notified the Borough Office in advance of their absence that would constitute an excused absence.

Len Ferber made a motion, seconded by Pauline Shurr and passed unanimously to adopt the redrafted HARB Bylaws as presented with the changes as discussed. It was the consensus that these bylaws be forwarded to Borough Council for their approval at their December 19, 2006 meeting.

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:** Carole Wilson provided a disk and printouts of the Lancaster County Model Subdivision and Land Development Ordinance and suggested that the model be compared to the Borough's Ordinance for other options. She suggested HARB to focus on Article 7. It was the consensus to have members review the Ordinance for discussion at the January 25, 2007 meeting. It was the consensus that existing buildings should be required to be shown on all plans.

In addition to her written comments, Carole Wilson suggested including some wording to the effect of:

All applications for subdivision or land development within the borough but outside the Historic District shall indicate if there are historic resources, identified or yet to be identified, on or near the subject property. If a determination on historic resource status has not previously been made, the applicant shall have a determination made by a qualified historic preservation specialist.

All activities proposed in the subdivision and land development process should be evaluated to determine the effect upon historic resources on or near the property. Resources on the property should be retained and adaptively reused whenever possible. New construction on the property shall be designed to retain the character of the surrounding area and be compatible with the historic resources on or near the property in terms of size, scale, proportion, massing, shape, materials and textures.

**OTHER BUSINESS:** Len Ferber asked about expanding the Historic District and Carole Wilson stated that she has models for overlays available to protect specific properties with a historically designated structure.

Carole Wilson stated that design guidelines are a future project for the Board to consider.

Carole Wilson provided a fact sheet for prospective members to complete and a sample resume for the HARB members to use for inclusion with the CLG application.

Nancy Harper asked about satellite dishes and Tom Lainhoff stated that the Zoning Ordinance only allows them in the rear yard. Dale Kaufman suggested contacting the satellite dish companies to advise of the Borough's regulations. As is the policy for all zoning violations, the members were advised to provide a list of properties with a satellite dish in the front yard for the Zoning Officer to follow-up on.

Nancy Harper and Pauline Shurr announced that they were not seeking reappointment to the Board. Pauline Shurr was thanked for her 31 years of service to the Borough. Nancy Harper offered to continue to assist with the Historic Markers and was also thanked for her 6 years of service to the Borough. Both members were applauded and presented with a flower of appreciation.

**PUBLIC COMMENT:** May Gaynor stated that 8-10 East Main Street is a valued historic property in the Strasburg Borough Historic District and is not just an investment property.

**ADJOURNMENT:** Len Ferber made a motion, seconded by Beth Johnson and passed unanimously to adjourn the meeting at 9:00 P.M.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant