

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, JANUARY 24, 2008**

Members Present:     Tom Lainhoff                     Steve VanOrmer  
                                 Cheryl Hershey                     Dale Kaufman  
                                 Len Ferber                             Florence Hoogerwerff  
                                 Chris Lainhoff

Others Present:        Christine Drennen, Admin. Asst.     Robert Howe Jr.  
                                 Robert Howe Sr.                     Ken Johnson  
                                 Bruce Ryder                             Jim Rice

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by 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. Tom Lainhoff welcomed Chris Lainhoff, a new member appointed by Borough Council to fill the position of Building Inspector. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the Borough Council meeting on February 12, 2008.

**PUBLIC COMMENT:** None.

**MINUTES OF DECEMBER 20, 2007:** Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the meeting minutes of the December 20, 2007 meeting as printed.

**REORGANIZATION:** Len Ferber made a motion to appoint Tom Lainhoff to the position of Chairman of HARB. Dale Kaufman made a motion to close nominations for the position of Chairman, seconded by Steve VanOrmer and passed unanimously. With no other nominations for the position of Chairman, Tom Lainhoff was named Chairman.

Len Ferber made a motion to appoint Steve VanOrmer to the position of Vice Chairman. Dale Kaufman made a motion to close nominations for the position of Vice Chairman, seconded by Florence Hoogerwerff and passed unanimously. With no other nominations for the position of Vice Chairman, Steve VanOrmer was named Vice Chairman.

**9 EAST MAIN STREET – Banner:** Ken Johnson stated that they placed the 275<sup>th</sup> Anniversary banner on New Year's Eve and they are now proposing for the banner to remain at its current location until December 31, 2008. He added that the banner is 9' X 3'. Jim Rice, on behalf of the I.O.O.F. (the owners of the building), stated that they give permission for this banner to hang on their building.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously to accept the application of the Independent Order of Odd Fellows to place the 9' X 3' 275<sup>th</sup> Anniversary banner in its current location at 9 East Main Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**24 MILLER STREET – Addition:** The applicant, Robert Howe Jr. was in attendance and reviewed his application for an addition to the rear of his home at 24 Miller Street. He stated that his architect rendering of the windows is incorrect and that they should be 1 over 1 as in the remainder of the home. Discussion ensued between the applicant and the members regarding his

submitted plan, with Steve VanOrmer expressing his concern regarding the number of roof lines involved with the addition. Chris Lainhoff presented a drawing he prepared which would lessen the number of roof lines and proposes the addition to be included into the existing structure to appear as one instead of an addition onto an addition. The applicant was in agreement with the plan prepared by Chris Lainhoff.

Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to accept the application of Robert Howe Jr., owner of 24 Miller Street, for the construction of an addition on the rear of the dwelling with the following plan modifications: change roofline to the drawing prepared by member Chris Lainhoff and as agreed by the applicant; match existing white vinyl siding with the understanding that the owner intends to change the color of the siding in the future which will be addressed under a future application; match existing vinyl windows; shingles will be dark gray to match the existing house shingles; installation of half round gutters; retain the door on the East side; the one course of the block that will be visible will be parged or painted and the side windows will be spaced apart in an equitable fashion, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**APPROVAL OF 2007 HARB YEAR-END REPORT AND PERMISSION TO FORWARD TO BOROUGH COUNCIL:** Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to accept the 2007 HARB Year-end report with the addition of a note that all absences were excused and to authorize the Secretary to forward the Borough Council as required by the HARB Ordinance.

**OTHER BUSINESS:** Ken Johnson, representing the Strasburg 275<sup>th</sup> Anniversary Committee, stated that they plan to attend a future meeting to officially apply for 16 banners which will be hung four in each direction from the Square. He added that a benefactor has provided the necessary funds for these banners and hardware. Some possibilities of banner designs were presented with more finalized designs to be presented with their application. Ken Johnson added that the name of the benefactor needs to be included on each banner but that it will be tastefully done. It was the consensus of the members that the banners are a great concept and that they look forward to their formal application and that since the proposed banners do not have a reference to 2008 that they wouldn't mind if the banners were up for longer than just 2008. Bruce Ryder stated that Council has already established when they need to be removed.

Tom Lainhoff reported that following the last meeting, Christine Drennen inquired with the Zoning Officer if there would be any zoning concerns regarding the arbor request. The Zoning Officer stated that the arbor is an accessory structure and according to our Zoning Ordinance, accessory structures are not allowed in the front yard and Christine Drennen provided this information to the applicant. The applicant then verbally asked that their application be withdrawn because they would have to go to a Zoning Hearing in order to allow the arbor in the front yard.

Tom Lainhoff directed Christine Drennen to send a letter to the owner of 137 West Main Street advising them that a permit is necessary for work in the Historic District and asking them to apply for a permit because they recently installed vinyl downspouts and gutters without a permit.

Satellite dishes were also discussed and since this is a Zoning issue because the ordinance only allows them in the rear yard, Christine Drennen stated that the Zoning Officer will be following

up on this matter. Additional locations of satellite dishes were provided to the Secretary to verify that they are included on the list that is being forwarded to the Zoning Officer.

Properties in need of repair in the Historic District were briefly discussed and Len Ferber stated that he is interested in knowing the funding criteria for the revolving \$50,000 grant program that is being established by Strasburg Restoration & Preservation through the grant from the Urban Enhancement Fund.

Steve VanOrmer reported that the applicant for the garage addition for 15 Miller Street that was discussed at the last meeting passed away unexpectedly. He stated that he has been in contact with her husband and that he believes that the application for the garage addition will continue to be pursued. He added that the husband is in favor of the steeper pitched rear roof that was discussed at the meeting.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Dale Kaufman made a motion, seconded by Cheryl Hershey 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, FEBRUARY 28, 2008**

Members Present: Tom Lainhoff Steve VanOrmer  
Cheryl Hershey Dale Kaufman  
Len Ferber Florence Hoogerwerff  
Chris Lainhoff

Others Present: Christine Drennen, Admin. Asst. Amos Riehl (7:30 P.M.)

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by 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. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for March 12, 2008.

**PUBLIC COMMENT:** None.

**MINUTES OF JANUARY 24, 2008:** Steve VanOrmer made a motion, seconded by Cheryl Hershey and passed unanimously to approve the meeting minutes of the January 24, 2008 meeting as printed.

**336A MILLER STREET – Change lettering on current sign:** Len Ferber, owner of 336A Miller Street, reviewed his application to change his sign. He stated that instead of just repainting the existing sign, he will be replacing the sign board as well, that the sign will be the same size as existing and will have a squared top. In addition, he stated that he is also seeking permission to install wood shingles over the existing two windows and entry door and to install a flagpole.

Dale Kaufman made a motion to approve the application submitted by Len Ferber, owner of 336A Miller Street, to replace the existing sign with a sign the same size with the lettering as submitted, to install wood shingles over the two front windows and entry door of the structure and to install a flagpole, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Cheryl Hershey seconded the motion. Motion carried with members T. Lainhoff, VanOrmer, Hershey, Kaufman, Hoogerwerff and C. Lainhoff casting assenting votes. Member Ferber abstained from voting because he is the applicant.

**103 MILLER STREET – Storage shed:** Amos Riehl, owner of 103 Miller Street, was in attendance and reviewed his application to build an 8 X 12 garden shed approximately 160 to 200 feet off the road using cedar shake roof, vinyl cream siding to match garage siding, white trim, two small windows and one door which will face the East.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to approve the application submitted by Amos Riehl, owner of 103 Miller Street, for an 8 X 12 garden shed utilizing the materials listed on the application and noted that the shed will be barely visible from the roadway, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**320 MILLER STREET – Repointing & seal brick:** Florence Hoogerwerff, owner of 320 Miller Street, was present and reviewed her application to repoint and seal the brick on her

home. She stated that her contractor, Tom Groff, recommended sealing the bricks because it is believed that they were sandblasted in the past. Tom Lainhoff reminded that no sealing of brick is permanent and needs to be maintained at the interval recommended by the contractor. Tom Lainhoff suggested the Borough maintain a tickler file to remind homeowners the year before the re-sealing is due.

Len Ferber made a motion to approve the application of John and Florence Hoogerwerff, owners of 320 Miller Street, to repoint and seal the brick in accordance with the Strasburg Borough Caring for Bricks Guide, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6. Chris Lainhoff seconded the motion. Motion carried with members T. Lainhoff, VanOrmer, Hershey, Kaufman, Ferber and C. Lainhoff casting assenting votes. Member Hoogerwerff abstained from voting because she is the applicant.

**ANNOUNCEMENT OF CERTIFIED LOCAL GOVERNMENT APPROVAL:** Tom Lainhoff announced that the Borough has been named a Certified Local Government as of February 19, 2008. Tom Lainhoff stated that he will research possible grant opportunities for discussion at the next meeting.

**OTHER BUSINESS:**

**Satellite Dishes:** Tom Lainhoff asked about the progress regarding the removal of satellite dishes since the Zoning Ordinance states that satellite dishes are only permitted in the rear yard. Christine Drennen stated that information was provided to the Borough Manager which states that according to FCC regulations, satellite dishes cannot be restricted. Christine Drennen was asked to forward this information to the members and to possibly contact the Department of the Interior and/or Carole Wilson regarding this matter.

**Railing at 104 Miller Street:** Christine Drennen reported that an issue regarding the hand railing at 104 Miller Street has arisen in that the homeowner was required to obtain a building permit because the porch is greater than 30" above grade. The homeowner's application and HARB's previous approval was to allow the homeowner to re-install the existing 27" porch railing (which was not necessary to be rebuilt). This height, however, does not meet the Building Code requirement for porch railings to be at least 36". The Building Code Inspector stated that the Borough's Borough Code Official (Borough Manager Lisa Boyd) would need to sign a liability waiver in order for the permit to be issued to allow the owner to re-install the 27" railing and Lisa Boyd (at the advice of the Borough Solicitor) is unable to approve the signing of the waiver. Because of the precedence this application will set regarding building permits and replacements in kind in the Historic District, this issue has been forwarded to Michel Lefevre and Carole Wilson for their input. Chris Lainhoff asked Christine Drennen to contact the homeowner and provide him with this update.

The siding restoration at 104 Miller Street was also discussed and it was the consensus of the members to have the Secretary issue the owners a permit to repair the original siding.

**Zoning Hearing for 15 Miller Street:** Florence Hoogerwerff mentioned that she noticed that a Zoning Hearing is necessary for the owners of 15 Miller Street to install the garage addition as previously approved by HARB. It was the consensus of the members to support the application of the owners of 15 Miller Street for this request.

**PUBLIC COMMENT:** None.

**ADJOURNMENT**: Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 8:12 P.M..

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, MARCH 27, 2008**

Members Present: Tom Lainhoff Steve VanOrmer  
Cheryl Hershey Dale Kaufman  
Len Ferber Florence Hoogerwerff  
Chris Lainhoff

Others Present: Christine Drennen, Admin. Asst. Henry Miller  
Rick & Denise Waller Bruce Ryder  
Mick & LaJune Ranck Erin Dougherty  
Terry Bitner Barry Flook  
Tom Lamontagne Ken Johnson

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by 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. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for April 8, 2008.

**PUBLIC COMMENT:** None.

**MINUTES OF FEBRUARY 28, 2008:** Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the meeting minutes of the February 28, 2008 meeting as printed.

**214 MILLER STREET – Roof:** Tom Lamontagne, owner of 214 Miller Street, was present and reviewed his application to remove the existing slate roof shingles from his house roof and replace them with asphalt shingles to match the rear addition and detached garage. Mr. Lamontagne stated that his house was built in 1933 and that the slate roof is the original roof which he has repaired 4 or 5 times previously. His contractor advised him that the slates are an odd size (8 X 12), that slate is hard to match due to color variations and estimates 25% of the slates will be broken during removal. Mr. Lamontagne stated he would have preferred to replace the roof with slate but that due to the cost, this was not an option. Chris Lainhoff asked Mr. Lamontagne if he would consider obtaining a price quote to put slate only on the front slope of the roof (which would eliminate the problem with trying to obtain matching slate shingles) and to install asphalt on the rear slope of the roof. It was discussed that this option would also allow Mr. Lamontagne to install the ridge vents on the rear asphalt shingled portion of the roof. Mr. Lamontagne stated that he hadn't thought of that solution and agreed to have the application tabled until he could obtain this quote. Based on the willingness of the applicant to investigate this alternative, Len Ferber made a motion to table the application to replace the roof at 214 Miller Street, seconded by Dale Kaufman and passed unanimously.

Mr. Lamontagne asked about replacing his tin porch roof. Steve VanOrmer cautioned the applicant that due to the configuration of his porch roof, the application method for standing seam tin roofing at the corners will have cover pieces installed, which will not be as aesthetically appealing. Mr. Lamontagne stated that he will research tin roof options with roofing contractors. Additionally, the applicant stated that it is necessary for him to repoint the

chimneys. Mr. Lamontagne was provided the Strasburg Borough Caring for Bricks guide for his use in this project.

**140 WEST MAIN STREET – Roof:** Henry Miller, applicant to replace the roof at 140 West Main Street, was present and reviewed his application to remove the existing slate roof and replace with Tamko Heritage asphalt shingles. He stated that he is proposing a change to asphalt shingles because: 1) due to the shape and height of the roof, not much of the roof is visible and 2) they have had the slate roof repaired a few times over the past years at an approximate cost of \$2,000 per repair and that a previous estimate to replace the slate roof with slate was approximately \$29,000 whereas the asphalt shingle proposal is \$4,608.00.

Tom Lainhoff asked if he had considered a synthetic slate shingle, noting that he is aware of at least two varieties, one of which is made from recycled tires and the other from cement. It was added that the recycled tire synthetic slate shingles were installed on Rohrs Mill and that it looks very good. Mr. Miller agreed to investigate these synthetic slate shingles and consider them as an option.

Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to approve the application submitted by Henry Miller for 140 West Main Street, to install either an imitation slate shingle or the 30 year Tamko fiberglass shingle and for either option selected to reinstalled the caps onto the roof if the are reusable, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**213 WEST MAIN STREET – Fence:** Erin Dougherty and Terry Bitner, owners of 213 West Main Street, were in attendance and reviewed their application to install a fence to the rear of their property to provide screening between their property and an adjoining property. Mr. Bitner explained that they would also like to add the removal of the deteriorating non-original deck from the rear of their house to the application. Mr. Bitner stated that the deck is falling apart and gets worse in every windstorm.

Steve VanOrmer made a motion, seconded by Florence Hoogerwerff and passed unanimously to approve the application of Erin Dougherty of 213 West Main Street to install a 6' high western red cedar stockade style fence with standard posts with at the rear of their property as shown on their application and to approve the removal of the deteriorating non-original deck, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**135 EAST MAIN STREET – Stair/Elevator Tower Addition:** Rick and Denise Waller, owners of 135 East Main Street, were present and reviewed their application for a stair/elevator tower addition. The applicants and architect were commended for their placement selection for the addition on the structure which is very non-intrusive. Len Ferber stated that they have done a phenomenal job at restoring this property and Chris Lainhoff added that he was glad to see a historic building restored to be used for its original purpose. It was noted that Smucker's is the contractor for the standing seam metal roof and that they finish the corners in a method that would wok for the applicant at 214 Miller Street.

Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to approve the application of Denise Waller, owner of 135 East Main Street to install a 9 ft X 51 ft stair/elevator tower addition to the Strasburg Hotel which is a 3 story new construction with hardie plank lap siding, painted and wood exterior painted windows, raised walkway and railings



are all wood construction to match the existing railing and porch floor elements, ramp to be constructed of concrete, all new roofing elements, entry awning and addition roof to be constructed of raised metal seam to match porch roof, with all paint colors to be compatible with the existing exterior paint, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**40 EAST MAIN STREET – Lavatory & Elevator Addition:** Barry Flook, representative from S.E. Smoker's office, was in attendance for this application for the lavatory & elevator addition to St. Michael's Evangelical Lutheran Church. Tom Lainhoff stated that this church is a historic landmark in Strasburg Borough. Chris Lainhoff stated that the Palladian window is one of only approximately three remaining in Lancaster County. Tom Lainhoff stated that he believes that the proposed addition seriously compromises the building's integrity. He also provided documentation which shows that places of worship are exempt from ADA requirements, noting that this addition is not to comply with ADA but to rather be more handicap sensitive. Mr. Flook stressed that they do not want to improve more than 3000 square feet because then ADA would require the entire structure to be brought into compliance or request a variance. It was the consensus that the HARB members appreciated and liked the purpose of the addition but were concerned with its placement.

Mr. Flook stated that the location of the addition was selected due to limitations on the site, specifically because of the cemetery. Tom Lainhoff stated that the entire church site was a burying ground dating back to 1760 (approximately 50 years before the church was built) and stated that there may be graves located at the submitted proposed addition site as well as a possible site that the HARB members are recommending to be considered to the rear of the church. Tom Lainhoff added that the HARB members are willing to discuss other addition options to the Church's Building Committee.

Steve VanOrmer provided a sketch he prepared which shows an addition with a different configuration which would be less intrusive to the original structure. Tom Lainhoff asked that the veneer stone remain in its current location to keep the base of the historic structure intact following Standard #10.

Chris Lainhoff stated that he has information regarding an underground radar company that can check for remains.

Mr. Flook stated that he was not in a position to approve changes to the application.

Dale Kaumfan made a motion, seconded by Len Ferber and passed unanimously to table the application until additional information could be discussed with the St. Michael's Building Committee.

Tom Lainhoff suggested that a meeting be held at the site together with representatives from the Building Committee, the pastor and other interested parties with HARB members to discuss options for their addition. Bruce Ryder reminded the members that if it is a HARB meeting that it will need to be properly advertised.

**275<sup>TH</sup> ANNIVERSARY BANNERS:** Ken Johnson, Bruce Ryder and LaJune Ranck were present to represent the 275<sup>th</sup> Anniversary Committee. The application is to place a total of 16 banners consisting of one set of 4 different designs in each direction from the Square. Mr. Johnson provided examples of each set of 2' X 4' banners which includes pictures of: Massasoit Hall, a windmill, a farm and a train. Mr. Johnson stated that the windmill and farm were selected

because that is what existed in this community at the time of its founding. The applicants stated that the donor who provided the funds to purchase the banners and the hardware has stated that their logo will not appear on the banners.

Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to approve the 2' X 4' set of 4 banner designs as submitted for the total of 16 banners to be placed in the area of the Square on telephone poles, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:** Bruce Ryder stated that he has photographs from the 1980's of many of the houses in the Historic District from a project he completed for the walking tour. It was the consensus that it would be a good idea to add these photographs into the records.

**Satellite Dishes:** Chris Lainhoff stated that with the assistance of Carole Wilson, he learned that satellite dishes would be required to obtain a 106 Review which is a federally mandated review and if dish companies were advised of this requirement they would probably just move the dishes.

Christine Drennen explained that through the staff's investigation into this issue, it was learned that following the FCC regulations, placement of satellite dishes can only be regulated in a Historic District. In light of the fact that if a dish needed to be moved from its existing location to a location not impacting the District it would result in possible a additional expense for the homeowner, it was the staff's desire to obtain HARB's recommendation on whether to enforce the placement of the dishes. Through discussions with both Lancaster City and Columbia Borough, it was learned that their municipalities have decided to not enforce satellite dish violations. It was also noted that the Borough's current Zoning Ordinance requires satellite dishes to be placed only within the rear yard, but that this could only be enforced if it was within the Historic District.

Christine Drennen was asked to draft a letter to be sent to both the violators and to the satellite cable providers.

Steve VanOrmer made a motion, seconded by Dale Kaufman and passed unanimously to recommend to Borough Council that the placement of satellite dishes within the Historic District be continued to be enforced as allowed by FCC Regulations and as stated in the Zoning Ordinance and to notify violators of the violation and to also notify the cable companies that anything done within the Historic District needs to be done in compliance with the Historic District and Zoning Ordinances, and to include this information in the next newsletter.

**Railing at 104 Miller Street:** Christine Drennen provided an update regarding the Building Code issue relating to the railing at 104 Miller Street stating that it was decided that a waiver, to be signed by the homeowner, requesting to re-install the original railing which is not in compliance with the regulations of the Building Code would need to be filed with the property at the Courthouse and then the 30" railing could be re-installed. The Building Inspector encouraged the HARB to amend their ordinance to include language which would allow for existing noncomplying features to be replaced. Bruce Ryder stated that HARB should encourage Borough Council to make this change.

**PUBLIC COMMENT:** None.

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

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
MONDAY, APRIL 7, 2008**

Members Present:     Tom Lainhoff                             Steve VanOrmer  
                                 Cheryl Hershey                             Dale Kaufman  
                                 Len Ferber                                     Florence Hoogerwerff  
                                 Chris Lainhoff

Others Present:

Christine Drennen, Admin. Asst.	Patricia Hunt
Penny D'Alessandro	Joe Hunt
Tony D'Alessandro	Richard Hendrie
Gene Aleci, Comm. Heritage Partners	Beth Johnson
Ben Leech, Comm. Heritage Partners	Ann Lainhoff
LaJune Ranck	Hank Devlin
Pastor Robert R. Wegehof	Stephen Smoker
Beth Retallack	Sue Stirba
Donald Bachman	Fernand Frederic

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 5:00 P.M. by 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. Chairman Tom Lainhoff stated that this is a special meeting that was called at the request of HARB from the previous meeting and that the meeting must adjourn prior to 7:00 P.M. to allow for another previously-scheduled meeting to be held in the meeting room.

**PUBLIC COMMENT:** Gene Aleci introduced himself and Ben Leech from Community Heritage Partners and stated that they are a consulting firm who were asked to attend by the Historic Preservation Trust.

**40 EAST MAIN STREET – Lavatory & Elevator Addition:** Tom Lainhoff congratulated the members of the St. Michael's Lutheran Church for having such a wonderful historic church which is of significant state, regional and local importance. He added that this historic building is truly a gift from congregations of the past.

Stephen Smoker stated that their previously-submitted plans remain as their application but are here tonight to discuss the project in more detail and gain input from the Board. Mr. Smoker added that the current plan was developed keeping in mind both budgetary limitations and the location of the cemetery.

Tom Lainhoff stated that the church and Mr. Smoker are basing the graveyard location on the location of tombstones above ground but added that because the area was a burial ground for 50 years prior to the construction of the church, the entire area is likely to be a burial ground and human remains are likely to be unearthed during the proposed construction.

Mr. Aleci stated that their organization, in addition to the Historic Preservation Trust, provides assistance to HARBs, citizen groups and municipalities and added that they are concerned with the current addition proposal due to the significance of the church. He pointed out that the Secretary of the Interior's Standards for Rehabilitation Standards #9 and #10 state that "9. New

Additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and the environment; and 10. New Additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” Mr. Aleci went on to explain that this means that some of the concerns are that the addition should be differentiated from the original structure in its exterior finish, the original windows remain intact in their current location and that the architectural integrity of the structure needs to be respected. In addition, Mr. Aleci expressed his concern that no alternate proposals were submitted.

Dick Hendrie stated that he is the Chairman of the St. Michael’s Lutheran Church Building Committee and stated that their church is the only non-handicapped accessible, non air conditioned church in Strasburg Borough. He also added that due to the age of some of their members and the upcoming active adult community close to their church, they have been trying to develop a plan to become more handicapped sensitive to allow their members to be able to get to the sanctuary (which is on the second floor) and to install air conditioning which will be hidden from view from West Main Street. He stated that if the Historic Preservation Trust has grant funds available, that would enable them to proceed without having to consider their budget constraints.

Mr. Aleci stated that they would be able to assist with finding a cost effective way to meet their goals and added that funding has been provided to some organizations in the past by historic preservation groups to groups who are willing to cooperate with the goals of historic preservation. He encouraged the church to have the decision-making persons consider seeking their professional assistance.

Mr. Hendrie stated that they were proposing to use the window openings as access to the addition so as to not compromise the structure by knocking holes in the walls.

Steve VanOrmer asked if the church was able to stay away from disturbing the gravestones and remain within budget if they would be willing to work with HARB to come up with an acceptable plan to which Mr. Smoker agreed.

Tom Lainhoff stated that due to the tax classification of the church, they could be eligible for grant funds for historic preservation.

Mr. Aleci stated that he met with the previous pastor approximately 10 or 15 years ago regarding a project for the church. Mr. Hendrie stated that they had obtained grant funds at that time which had to be returned because the funds had restrictions that required the sanctuary to remain its current size indefinitely which meant they could never grow. Mr. Hendire added that even though they have no intension of growing out of the existing sanctuary, those limitations were impossible to accept.

Mr. Hendrie stated that a future proposed education wing has been considered and that this elevator/lavatory addition would serve that area as well.

Dale Kaufman expressed his concern that this project has been being considered by the church for approximately 25 years and that this is the first they are coming to this Board. He also stated that he is concerned with saving the western façade.

Len Ferber stated that at the last meeting, Mr. Flook had stated that they needed to stay under the 3000 square feet of improved area in order to eliminate the requirement to bring the entire building into ADA compliance, to which Mr. Ferber stated that they could seek an ADA variance.

At 6 pm, the meeting was adjourned to a site visit to St. Michael's Lutheran Church at 40 East Main Street. Chairman Tom Lainhoff reminded the members that no deliberation can occur outside of the meeting.

At 6:42 pm, the meeting was reconvened at the Strasburg Borough Municipal Building, 145 Precision Avenue.

Stephen Smoker stated that based on comments he received at the site, he was willing to develop a new plan for the elevator/lavatory addition using the South side windows which are not visible from West Main Street.

Because of the applicant's willingness to develop alternative plans to be considered, Steve VanOrmer made a motion, seconded by Chris Lainhoff and passed unanimously to table the application of St. Michael's Lutheran Church, 40 East Main Street, Strasburg, to allow the applicant to work with professionals to come up with alternative designs for the elevator/lavatory addition.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Steve VanOrmer made a motion to adjourn the meeting at 7:00 p.m.

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, APRIL 24, 2008**

The Strasburg Borough HARB held a regularly scheduled meeting on Thursday, April 24, 2008 at 7:15 p.m. at Borough Hall, 145 Precision Ave., Strasburg, PA

**Members Present:** Len Ferber, Cheryl Hershey, Florence Hoogerweff, Dale Kaufman, Chris Lainhoff, Tom Lainhoff, and Steve VanOrmer.

**Others Present:** Tim Zehr, Don Bowman, Yvonne Bowman, Ann Lainhoff  
LaJune Ranck, Beth Retallack, Donna Harnish, Harriet Miller, Stephen Smoker, Richard Hendrie, Penny D'Alessandro, Beth Johnson, Linda Aleci, Gene Aleci, Dave Young, Mike Morrow, Margaret Young, John Mummert.

Chairman Tom Lainhoff called the meeting to order at 7:15 p.m. All deliberations were made in consideration of the Secretary of the Interior's Standards for Rehabilitation (Standards) attached to the Official Minutes as Exhibit A. The applications provided by the HARB Secretary provided the basis for discussion.

**Public Comment:** Chairman Lainhoff called for public comment and no comments were heard.

**Approval of Minutes of March 27, 2008:** A motion was made by Len Ferber to approve the March 27<sup>th</sup> minutes. The motion was seconded by Chris Lainhoff and approved unanimously; the approval of other minutes will carry over to the next meeting.

**Item No. 1 –** 242 Miller Street, Betty and Donna Harnish

**1.1 Alteration:** The applicant wants to put a retaining wall at front and eastern edge of property.

The applicant was asked to explain the project. Presently a retaining wall made of stone is at the front and western side of property. A retaining wall made of railroad ties is proposed for the east side of the driveway. They will keep the stone retaining wall that is presently there. It would be too cost-prohibitive to use stone on the east side. It will be tapered down to nothing at the top of the grade.

After some questioning, she is not sure if the material is railroad ties or treated lumber. It will be dark brown timbres.

Steve VanOrmer made a motion, seconded by Dale Kaufman and passed unanimously to approve the installation of a retaining wall made of railroad ties for the east side of the driveway, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67, Standard # 9.

**Item No. 2 -** 31 Miller Street

Was withdrawn because applicant's wife has now moved to Hospice care.

**Item No. 3** 317 Miller Street, David and Yvonne Bowman

**3.1 Alteration:** 19' x 32' addition to rear of house that is only visible from the west side. The applicant explained the project and wanted to use either Carolina beaded vinyl siding or hardiboard. They were open to suggestions from the HARB board as to the outside material.

Dale Kaufman suggested that they use hardiboard and add window trim. Chris Lainhoff verified that they would have corner boards since they were not evident in the supplied plan. Tom Lainhoff noted that the exterior chimney is appropriate to Strasburg, but an interior chimney would give it a more original look. The applicant had not made a decision on windows and was looking to the Board for advice. Applicant planned to use one-over-one panes since that is what is used on the rest of the house. Len Ferber noted that the Board would prefer wood windows.

Chris Lainhoff noted that "Carolina" beaded siding was so-named because of its use was generally confined to the South and that it was rarely found north of the Williamsburg, VA area, so it would not be appropriate to the project.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the 19' x 32' addition with a preference of hardiboard, wood or vinyl windows, architectural shingles on the great roof, using stucco or stone facing at the base of the house, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67, Standards # 9 and #10.

**Item No. 4** 225-227 Miller Street

Applicant was not present for the meeting. Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to table the application.

**Item No. 5** 104 Miller Street, Mike Morrow

**5.1 Alteration:** Remove present sidewalk and install brick sidewalk in running bond style, laid in sand.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously to approve the reconstruction of the sidewalk in brick laid in sand in the running bond style, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67, Standard # 10.

**Item No. 6** 40 East Main Street

**6.1 Alteration:** Lavatory and elevator addition to St. Michael's Lutheran Church.

Chairman Lainhoff proposed that the representatives from St. Michael's be given the floor to present their revised plans and that questions be held until after they have finished. Following their presentation, questions will be entertained and there will be open discussion. Steve Smoker made the presentation on behalf of St. Michael's. He presented a plan with the previous footprint and the proposed footprint. Chris Lainhoff had scanned the plan and projected it onto a screen for those in attendance to view. The new proposal included dropping the roofline and included a number of finish options. The preference of the Building Committee was to use a white German siding made of a



composite material on the outside, and reusing the existing church windows in the addition. He noted that the new proposed plan would be 688 sq. feet.

Extensive discussion followed. Gene Aleci, a member of the preservation action committee of the Historic Preservation Trust of Lancaster County, made comments against removing the windows from the original structure. It was noted that the proposed façade drawing without using the original windows were not a true representation of what “could be done” if new windows needed to be included in the plan. Gene felt the architect was not familiar with ways to incorporate new additions on old buildings.

Beth Johnson suggested that any alterations be carefully considered and that many members in attendance at the meeting were from the community and were concerned that the right thing be done to preserve the building as it exists today.

Restoration of the interior of St. Michael’s Lutheran Church was discussed. It was noted that no elevator would be needed if the interior were restored to its original grandeur. Richard Hendrie, Chairman of the church’s building committee reiterated that such work could not possibly be done with the money currently budgeted for expansion of the church. Dale Kaufman suggested that Urban Enhancement Funds might be a source of funding for the interior restoration project.

Chairman Lainhoff pointed out that at the last HARB meeting the representatives from St. Michael’s were asked to explore various alternatives to their proposed expansion project and to bring those alternatives back to the HARB for consideration. In his opinion, Lainhoff stated, what the church representatives did instead was to bring back one alternative and numerous variations of that alternative.

Steve VanOrmer asked Gene Aleci if he could provide a “cocktail napkin” sketch of an alternative proposal. Gene replied that the process of developing alternative proposals was involved more than just coming up with quick sketches. Gene also offered, as he had at a previous meeting, that the Preservation Trust could provide the church with a list of several local architects who could assist with developing alternative proposals.

A motion was made by Steve VanOrmer to table the request and ask the Historic Preservation Trust to assist in resolving the issues involved with the project by providing such a list to the church. Dale Kauffman seconded the motion. Len Ferber voiced the opinion that such a request should only be made with the church’s concurrence. Richard Hendrie indicated his willingness to go along with HARB’s request. Len suggested amending the motion to indicate that the request was being made with the support of the church. The amendment was accepted and the motion, as amended, was passed by a unanimous vote.

**Adjournment:** Steve VanOrmer made a motion, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 9:55 p.m.

The next regularly scheduled meeting of the HARB will be on May 22, 2008 at 7:15 p.m. at the borough office.

Respectfully Submitted,

Beth Johnson, Acting Secretary

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, MAY 22, 2008**

Members Present: Tom Lainhoff Steve VanOrmer  
Florence Hoogerwerff Chris Lainhoff

Others Present: Christine Drennen, Admin. Asst. Greg Eshleman  
Stephanie Eshleman Richard Waller  
Harold Wiker David Hindman

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by 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. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for June 10, 2008. Chairman Lainhoff stated that members Len Ferber and Cheryl Hershey had notified the office that they were unable to attend.

**PUBLIC COMMENT:** None.

**MINUTES OF APRIL 7, 2008 AND APRIL 24, 2008:** Steve VanOrmer made a motion, seconded by Florence Hoogerwerff and passed unanimously to accept the minutes of the April 7, 2008 meeting as printed.

Chris Lainhoff made a motion, seconded by Florence Hoogerwerff and passed unanimously to approve the minutes of the April 24, 2008 meeting as amended.

**225-227 MILLER STREET – Roof:** David Hindman, owner of 225-227 Miller Street, was in attendance and reviewed his application to remove the existing 3 types of roofs on the structure and to replace with a standing seam metal roof which will be either black or dark green in color. Steve VanOrmer clarified the difference between the standing seam metal roof and the barn roofing to which Mr. Hindman agreed that he was planning to install the standing seam. Chris Lainhoff stated that the back roof is an old metal roof and, added that Mr. Hindman's application to install the standing seam metal roof is appropriate. Mr. Hindman stated that he was unsure of which color to have the roof and that with HARB's approval, he will pursue quotes with a contractor and review color charts and come back to a future meeting for final approval.

Steve VanOrmer made a motion, seconded by Chris Lainhoff and passed unanimously to table the application of David Hindman for his property at 225-227 Miller Street to allow the applicant to pursue quotes with a contractor and to review color charts to determine the roof color and come back to a future meeting for final approval.

**131 EAST MAIN STREET – Roof:** Stephanie and Greg Eshleman, owners of 131 East Main Street, were in attendance and reviewed their application to replace the aluminum shingles that were damaged by a passing truck that pulled down a cable. Mrs. Eshleman stated that the aluminum shingles that are currently on the front porch are no longer available for purchase. The color for the roof will be a black or dark gray color.

Steve VanOrmer made a motion, seconded by Chris Lainhoff and passed unanimously to accept the application of Stephanie and Greg Eshleman, owners of 131 East Main Street, to replace the damaged front porch roof with Certainteed Grand Manor roof shingles that are black or gray in

color, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**122 SOUTH DECATUR STREET – Restoration:** Harold Wiker, representing the Strasburg Heritage Society who own the property at 122 South Decatur Street, was in attendance and reviewed their application to restore the Shroy House. Each of the six items listed as part of their application in a letter dated May 12, 2008, were reviewed in detail. Mr. Wiker added that in addition to the items listed in this letter, they are also researching and if they can find evidence that they existed, they are requesting permission to install benches in the front and/or to restore a cellarway.

Chris Lainhoff made a motion, seconded by Florence Hoogerwerff and passed unanimously to accept the application of the Strasburg Heritage Society to restore the property located at 122 South Decatur Street as stated on their application and if they find evidence to install benches and/or a cellarway, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 6, 9 and 10.

**OTHER BUSINESS:**

**Suggestions for Annual Newsletter Article:** It was the consensus that the article submitted in the 2007 newsletter be retained and used in the 2008 newsletter.

**Satellite Dishes:** After discussion, it was the consensus to request the Zoning Officer to send violation letters to both the property owner and the satellite provider. It was also stated that homes on the North side of Main/Miller Street and the West side of South Decatur Street should not have any problem with placing the dishes in the rear yard because of the direction the signal comes from. It was also stated that having the dishes on the North side of Main & Miller and the East side of South Decatur Street can have the dishes installed up high in the back corner of the house peeking around to receive the signal.

**St. Michael's Lutheran Church:** Tom Lainhoff stated that he, Chris Lainhoff and Gene Aleci met and provided the background of the project with Tim Smedick. Mr. Smedick provided a list of historic architectural firms to Mr. Hendrie via a letter.

**PUBLIC COMMENT:** Florence Hoogerwerff stated that Borough Council is requesting suggestions from citizens on how to use the fees paid by developers in lieu of providing parks and open space.

**ADJOURNMENT:** Chris Lainhoff made a motion, seconded by Florence Hoogerwerff and passed unanimously to adjourn the meeting at 9:37 P.M..

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, JUNE 26, 2008**

Members Present: Tom Lainhoff                      Chris Lainhoff  
                                         Len Ferber                                      Dale Kaufman  
                                         Cheryl Hershey

Others Present:

Christine Drennen, Admin. Asst.	Michael Ranck	LaJune Ranck
Margaret Young	Gene Malcolm	Nancy Malcolm
Herbert Axe	Kenneth Landis	Ruth Landis
Bev Pfeiffer	Fred Pfeiffer	Don Patterson
John Mummert	Jane Brooks	Mildred Patterson
Nancy Lefever	Harold Sangrey	Pat Sangrey
Karen VonClef	Ann Lainhoff	Stephen Smoker
Deb Hendrie	Dick Hendrie	Kathy Skewis
Hans Witt	Gerry Herbig	James DeWalt
Penn D'Alessandro	Tony D'Alessandro	Pauline Shurr
Patricia Martin Hunt	Hortense Keays	Betty Devlin
Judy Steudler	Amy Jamieson	Cindy Baker
Dave Young	Larry Shurr	

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by 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. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for July 8, 2008. Chairman Lainhoff stated that members Steve VanOrmer and Florence Hoogerwerff had notified the office prior to the meeting that they were unable to attend.

**PUBLIC COMMENT:** None.

**MINUTES OF MAY 22, 2008:** Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to accept the minutes of the May 22, 2008 meeting as printed.

**53 WEST MAIN STREET – Change color of shutters:** Cindy Baker, owner of 53 West Main Street, was in attendance and reviewed her application to change her shutter color from the current blue color to a Cinder Gray color. A Woodsman color chart was submitted with her application for the Cinder color sample.

Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to accept the application of Cindy Baker, owner of 53 West Main Street, to change the shutter color to the Cinder Gray color, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

**40 EAST MAIN STREET – Lavatory and elevator addition:** Stephen Smoker, Dick Hendrie and several members of St. Michael's Lutheran Church were in attendance for this application. Mr. Smoker stated that they took HARB's advice from the last meeting and met with two of the suggested historic architects and selected Steven Funk of Lefevre Funk Architects who prepared the plans which they submitted for review tonight. Mr. Smoker stated that Steven Funk was

unable to attend tonight's meeting due to a previous commitment. The current plan for the lavatory and elevator addition stays out of the cemetery, proposes a connection to the rear of the structure where they will only be removing two windows (which will be reused on the addition) so as to not interfere with the structural integrity of the structure. The architect recommends the material for the exterior of the addition be white German siding, will have the same shingles as the existing structure, and will have 3 over 15 panel windows. Also discussed was that a horizontal pseudo beltcourse and approximate 6" corner boards, as shown on the plans, will be installed. Len Ferber asked if this addition provides them the access to the basement and Mr. Hendrie stated that the elevator goes to the basement which is where the mechanical room will be located and a Bilco door will be on the south side. Penny D'Alessandro asked and was confirmed by Mr. Smoker that there will be two different roof lines on the addition.

Tom Lainhoff read an excerpt from the April 24, 2008 minutes which stated that the plan would be tabled, with Mr. Hendrie's permission, to allow the church to meet with historic architects to develop alternative proposals. However, Mr. Lainhoff stated, only one proposal was submitted for HARB's consideration. Mr. Smoker stated that two of the recommended firms visited the site, they selected to work with Steven Funk, and Mr. Funk stated in his e-mail that was copied to the Board that this plan meets the Secretary of the Interior's Standards as well as the needs and budget of the church. Mr. Smoker stated that other alternatives have been considered over the years by the church and that other alternatives were considered by HARB at previous meetings. Mr. Lainhoff stated that he contacted Mr. Funk and he stated that he was not asked to provide alternative proposals. Tom Lainhoff added that by having alternative proposals, HARB would be able to evaluate the best plan possible for the addition and to ensure that the church is spending their money for the best possible alternative and if Mr. Funk had stated that there were no other alternatives, he would have been in favor of the plan.

Mr. Hendrie stated that the church followed HARB's recommendation by utilizing a historic architect and stated they want a decision on the plan.

Dale Kaufman stated that the current plan is a better approach than the additions considered previously and that it may not be the best solution but that other solutions may not meet the needs of the church. Mr. Smoker added that the church does have a future plan for an addition to the south of the building and that by placing the elevator addition as shown on the current plan, it will serve as access to that future southern addition without moving further to the west.

Len Ferber stated that he appreciated what St. Michaels and Mr. Hendrie have done for the project, adding that they have demonstrated cooperation and sought out the advice from the suggested architects. Lastly, he added that it may not be the best plan but that the church has tried and he is in favor of the plan.

Dave Young asked the church to maintain the historic building and to review alternatives for a less intrusive addition because he believes this proposal will change the whole view of the church and cannot be undone.

Penny D'Alessandro stated that Chris Lainhoff has researched sources of financial assistance and stated that the same as it is difficult to undo the changes that were made to the church 90 years ago moving the sanctuary upstairs, this addition would be difficult to change or remove in the future.

Hans Witt stated that the addition is necessary for them to expand and that they are only taking out two windows, not destroying the integrity of the building and the connection is not visible from the street.

Judy Steudler asked HARB how the additions to the Methodist and Presbyterian Churches, who are also located in the Historic District, were approved. Tom Lainhoff stated that St. Michael's is a very significant church structure and deserves special attention and added that if those additions were applied for now, they would not have been approved.

Margaret Young asked about the grants that Chris Lainhoff is aware of and asked if some of them are planning grants, it would seem to her that it would be better to do additional planning and plan for the future addition at the same time.

Patty Hunt asked the congregation members in attendance if money were no object, would they consider moving the sanctuary back to the first floor and have the social hall and bathrooms situated that they do not need an elevator. It was the consensus of the members in attendance that they like the sanctuary the way it is on the second floor and Mr. Hendrie added that they do not have enough land to have everything on one floor and will need an elevator.

Chris Lainhoff agreed with other HARB members that this plan is greatly improved from the first plan submitted but that this plan is not in compliance with the Guidelines for Rehabilitating Historic Buildings section found on the National Park Service's website regarding placement because the addition will become part of the western side of the building, which is a significantly important façade.

Len Ferber made a motion to approve the revised application for the lavatory and elevator addition to St. Michael's Lutheran Church at 40 East Main Street as submitted by the cover letter from S.E. Smoker dated June 16, 2008, with the addition of the items discussed during this meeting including the white German siding, the 3 over 15 windows and the Bilco steel door, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Dale Kaufman seconded the motion and the motion carried with members Ferber, Kaufman and Hershey casting assenting votes. Members Tom Lainhoff and Chris Lainhoff cast dissenting votes.

**209 MILLER STREET – Install hand railing for front steps:** Mr. and Mrs. Harold Sangrey, owners of 209 Miller Street, were in attendance and reviewed their application to install a hand railing on one side of their front steps. It was the consensus of the members that the black wrought iron hand railing would be preferable.

Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to accept the application of Mr. and Mrs. Harold Sangrey, owners of 209 Miller Street, to install a black wrought iron hand railing on one side of their front steps, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**136 MILLER STREET – Replace front porch boards and install fence, light fixture and storm doors:** Karen C. VonClef, owner of 136 Miller Street, was in attendance and reviewed her application for several improvements. Chris Lainhoff suggested that she consider lowering the fence posts and to not have them capped.

Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to accept the application of Karen C. VonClef, owner of 136 Miller Street, to replace the front porch boards

with mahogany pre-primed treated lumber which will be painted gray, replace the T1-11 boards on the corner of the garage with the same materials, add a cedar fence as shown on the application with the suggestion that the posts be lowered to the top of the picket level, replace the light over the back porch entry, replace small entry garage door with a matching door, install full glass storm doors on the front door and back entry doors as submitted, to replace the broken curb sections and raise the walkway and driveway skirt, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**224 MILLER STREET – Change windows, storm door and convert screened-in porch to sunroom:** Amy Jamieson, owner of 224 Miller Street, was in attendance and reviewed her application to change the side windows, install full glass storm doors and to replace the screens on the back porch with glass windows the same as the front windows. Len Ferber suggested the applicant consider a high UV rating on the full glass storm door to reduce the sun damage to the house door and reduce heat in the summer.

Chris Lainhoff made a motion, seconded by Cheryl Hershey and passed unanimously to accept the application of W. Keith and Amy Jamieson, owners of 224 Miller Street, to replace the front windows with the same type of windows, change the side windows to match the front windows, replace exterior storm door with a full glass white or black storm door, replace the screens on the back porch with glass, and to re-install the fence at rear side of the porch with a dark stained lattice grid fence, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 5 and 9.

**120 EAST MAIN STREET – Remove siding, antenna and end chimney and replace sidewalk:** Tom Lainhoff stated that he and Chris Lainhoff have a conflict with this application because they are the contractors and turned the chair over to Len Ferber due to the absence of the Vice Chair.

Chris Lainhoff and Beth Johnson reviewed the application details shown on the application to remove the asbestos siding, remove the antenna and end chimney and to replace the front sidewalk with brick laid in sand. Chris Lainhoff stated that after the asbestos siding is removed, they are also seeking permission to remove a section of the German siding in order to evaluate the condition of the logs. Once the condition of the logs has been determined, they will come back to HARB to discuss the next step.

Dale Kaufman made a motion to accept the application of Beth Johnson, owner of 120 East Main Street, to remove the asbestos siding, antenna and end chimney and to include exposing some of the logs to evaluate their condition and to replace the front sidewalk with brick laid in sand, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Cheryl Hershey seconded the motion and motion carried with members Kaufman, Ferber and Hershey casting assenting votes. Members Tom Lainhoff and Chris Lainhoff abstained from voting because they are the contractors for this project.

**28 EAST MAIN STREET – Construct 6' X 6' garden shed:** Since Tom Lainhoff is a co-owner of this property and is the residence of Chris Lainhoff, Len Ferber continued to fill the seat of chairman due to the absence of the Vice Chairman. Tom, Chris and Ann Lainhoff were in attendance and reviewed their application to construct a 6 x 6 garden shed to the rear of their property. A picture of the shed was submitted with their application.

Dale Kaufman made a motion to accept the application of Tom and Ann Lainhoff, owners of 28 East Main Street, to construct a 6' x 6' garden shed as submitted with their application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Cheryl Hershey seconded the motion and motion carried with members Kaufman, Ferber and Hershey casting assenting votes. Members Tom Lainhoff and Chris Lainhoff abstained from voting because this property is their residence.

**OTHER BUSINESS:** Tom Lainhoff reported that he and Chris Lainhoff completed their portion of the photographic inventory, which consisted of West Main and South Decatur Streets.

It was reported that the following properties completed repairs to their properties without a permit and the Secretary was asked to follow up with a letter:

209 West Main Street – replaced porch floor boards

47 East Main Street – replaced roof

101-103 West Main Street – repointed (done very poorly and should be acid washed to remove

slopped mortar from bricks).

Across from Sauder's Cars – replaced door

Tom Lainhoff also reported that he had been in contact with the contractor for the property at 8-10 East Main Street. However, the contractor filled in a void on the structure with Portland cement and smeared Portland cement over a section of bricks to the rear of the property. Tom Lainhoff stated that he will work with the contractor to remove the Portland cement because this type of cement installed between old, soft bricks can cause the bricks to break apart.

Tom Lainhoff reported that Christine contacted him about a Boy Scout troop seeking Eagle Scout projects and asked if HARB would support an Eagle Scout Project to photograph the entire Historic District. It was the consensus that this is a good project and Tom Lainhoff stated that he is willing to work directly with an interested Scout.

Len Ferber stated that he e-mailed information to the members regarding pending legislation which would create historic grants and tax credits for restoring historic properties.

Len Ferber stated that he is unable to attend the July 24, 2008 meeting because he will be in New Orleans building homes.

**PUBLIC COMMENT:** Mrs. VonClef stated that she has worked with grants in her occupation and thinks that a planning grant would have helped St. Michael's Lutheran Church.

**ADJOURNMENT:** Dale Kaufman made a motion, seconded by Cheryl Hershey 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, JULY 24, 2008**

Members Present: Tom Lainhoff Chris Lainhoff  
Dale Kaufman Cheryl Hershey

Others Present: Christine Drennen, Admin. Asst.  
Kimberly Ann Wertz  
Harold Wiker

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by 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. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for August 12, 2008. Chairman Lainhoff stated that members Steve VanOrmer, Florence Hoogerwerff and Len Ferber had notified the office prior to the meeting that they were unable to attend.

**PUBLIC COMMENT:** None.

**MINUTES OF JUNE 26, 2008:** Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to accept the minutes of the June 26, 2008 meeting as printed.

**214 MILLER STREET – Roof:** Since the applicant nor a representative were in attendance for this application, this application was tabled.

**202-204 MILLER STREET – Shutters, lamp post & light, storm door:** Kimberly Ann Wertz, owner of 202-204 Miller Street, was in attendance and her application was reviewed.

Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to accept the application of Kimberly Ann Wertz, owner of 202-204 Miller Street, and recommend approval to remove the steel black shutters and replace with black raised panel shutters on all windows of the house and garage, replace the lighting as submitted, and to replace the side porch storm door with a white full glass storm door matching the other storm doors, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:**

**St. Michael's Lutheran Church Addition Update** – Tom Lainhoff provided an update to the members explaining that just before the Borough Council meeting, they discovered that the plan that was recommended for approval by HARB at the last meeting puts the addition directly on top of a marked Revolutionary War soldier's grave. He added that in order to avoid disturbing the marked grave, the addition will have to be moved at least 7' to the East. Borough Council approved the Certificate of Appropriateness with an added condition that no graves be disturbed and the contact information for the ground penetrating radar company, Enviroscan Inc., was forwarded to the applicant. He added that the ground penetrating radar may or may not be able to determine human remains because the limestone contributes to a great decomposition of remains. He stated that Enviroscan may want to scan known grave sites to determine what is detected there to compare to the area in question.

Tom Lainohff added that he provided information regarding the Historic Preservation Burial Act which stipulates that in addition to obtaining permission from a direct descendent, a court order is necessary to move a grave. He also stated that the church's trash shed contains two stacks of broken off headstones and that the Historic Preservation Burial Act requires them to put the headstones back.

**Property Maintenance/Demolition by Neglect** – The following properties in need of repair were discussed:

- \* 326 Miller Street - in need of being painted to the degree that bare wood is exposed
- \* 111 East Main Street – many repairs needed such as barn needs painted and house porch roof repaired
- \* 28 Miller Street – repairs needed, especially painting of bare wood

It was the consensus of the members to have the secretary request the Zoning Officer to follow up with property maintenance enforcement notices for these properties but to include the information for the funding assistance programs (Strasburg Restoration & Preservation and Redevelopment Authority).

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Dale Kaufman made a motion, seconded by Tom Lainhoff and passed unanimously to adjourn the meeting at 7:55 P.M..

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, AUGUST 28, 2008**

Members Present: Tom Lainhoff Steve VanOrmer  
Chris Lainhoff Dale Kaufman  
Cheryl Hershey Len Ferber

Others Present: Christine Drennen, Admin. Asst.  
Tom Lamontagne  
Beth Johnson

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by 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. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for September 9, 2008. Members Florence Hoogerwerff had notified the office prior to the meeting that she was unable to attend due to her automobile accident injuries.

**PUBLIC COMMENT:** None.

**MINUTES OF JULY 24, 2008:** Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to accept the minutes of the July 24, 2008 meeting as printed.

**214 MILLER STREET – Roof:** Tom Lamontagne, owner of 214 Miller Street, was in attendance and reviewed his application to remove the slate from his house roof and replace with asphalt shingles to match his garage roof. As requested at a previous meeting, Mr. Lamontagne investigated repairing and/or replacing the front roof with slate shingles but found that it was not financially feasible.

Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to approve the application of Tom Lamontagne, owner of 214 Miller Street, to replace the front part of his house roof with 3 tab medium gray asphalt shingles to match the garage roof and to replace the porch roof with dark red standing seam tin roof, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**120 EAST MAIN STREET – Fence:** Because he and Chris Lainhoff have a conflict of interest with this application, Tom Lainhoff turned the Chair over to Steve VanOrmer. The improvements to Beth Johnson's property at 120 East Main Street was explained in that they are proposing a red oak hand split picket fence, which will be whitewashed, to close off her Northwest corner of her property. Also planned is to construct an 8' x 8' log smokehouse with cedar shingles to match the photo of a smokehouse that exists in Colerain Township.

Dale Kaufman made a motion to accept the application of Beth Johnson, owner of 120 East Main Street, and recommend approval to construct the 8' X 8' smokehouse and split picket fence which will be whitewashed, both as shown in the application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Len Ferber seconded the motion and motion carried with members VanOrmer, Kaufman, Hershey and Ferber casting assenting votes. Members Tom and Chris Lainhoff abstained from voting because they are the contractors.

**OTHER BUSINESS:**

**Informal Review of 45 West Main Street** – Dale Kaufman asked for an informal review of the installation of replacement windows and/or storm windows and a pellet stove and flue at 45 West Main Street, adding that an application will be submitted for formal action at the next meeting. Mr. Kaufman was asked to determine the age of the structure and the manufacturer's recommendations and/or Building Code Requirements regarding the venting of the pellet stove. Mr. Kaufman stated that the owner will begin with the repair of the windows on the front of the home and a pre-approved permit will be issued for this work.

**St. Michael's Lutheran Church Addition Update** – Tom Lainhoff provided a brief update to the members regarding this project and stated that at the August 26, 2008 Borough Council meeting, they reaffirmed the action they took at the July 8, 2008 meeting to allow St. Michael's Lutheran Church to proceed with the addition with a 4 foot extension to the West.

**136 East Main Street Window Replacement Without Permit:** Tom Lainhoff stated that the Borough Staff sent the members an update regarding a window replacement at 136 East Main Street which was done without obtaining a permit. He explained that wooden windows were removed and vinyl replacement windows were inserted and that the owner planned to cap the wood with aluminum. The owner was advised to stop working but they had already removed all of the wooden windows and installed the vinyl windows. The owner was told to keep the wooden windows in a safe place and has obtained a permit application for consideration at the next meeting.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to adjourn the meeting at 8:45 P.M..

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, SEPTEMBER 25, 2008**

Members Present: Tom Lainhoff Steve VanOrmer  
Chris Lainhoff Dale Kaufman  
Cheryl Hershey Len Ferber  
Florence Hoogerwerff

Others Present: Christine Drennen, Admin. Asst.  
Tom Lamontagne  
Beth Johnson

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by 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. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for October 14, 2008. Member Florence Hoogerwerff was welcomed back.

**PUBLIC COMMENT:** None.

**MINUTES OF AUGUST 28, 2008:** Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to accept the minutes of the August 28, 2008 meeting as printed.

**45 WEST MAIN STREET – Replacement windows & pellet stove exhaust vent:** Dale Kaufman stated that he is representing his neighbor, the applicant, on this application. Mr. Kaufman stated that since the informal discussion on this application at last month's meeting, the Mellingers are planning to repair the existing windows on the front and the visible windows on the side of the home and install storm windows. He explained that there are two existing casement windows that are barely visible from the road (one in the kitchen and the other for the bathroom) that will be simulated divided light replacement nine over one windows. They also did additional research regarding the pellet stove exhaust vent and found that it will be approximately 5" and will come straight out of the wall and dead end and will look like a dryer vent.

Steve VanOrmer made a motion to recommend approval of the application of Jerry & Mary Mellinger, owners of 45 West Main Street, to install storm windows and restore the windows that are visible from the roadway and to approve the approximately 5" pellet stove vent pipe which will look like a dryer vent, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Members Tom and Chris Lainhoff, Steve VanOrmer, Hershey, Ferber and Hoogerwerff cast assenting votes. Member Kaufman abstained from voting because he is representing the applicant.

**136 EAST MAIN STREET – Replacement windows:** J. Robert Hess, owner of the apartment building at 136 East Main Street who was stopped last month for replacing the windows without a permit, was in attendance to apply for permission to replace the 13 windows. Mr. Hess stated that his research shows that the house was built in 1910 according to the tax map but it may be even earlier. He added that he purchased the home in the 1960's and did some renovations to it at that time where it was discovered that at least part of the structure is constructed using logs. He also stated that the windows that were recently removed were original two over two windows

(the ropes did not work) but that the dormer windows were replaced approximately 5-10 years ago and are one over one. It was noted that the replacement windows which Mr. Hess recently installed are one over one. It was also discussed by the Board that the windows under the porch are not original windows, and Mr. Hess stated that these, too, were changed many years ago.

Due to some confusion regarding which property this application was for, Mr. Hess agreed to the Board tabling the application for the 13 replacement windows to allow them to do additional research. Mr. Hess asked if he would be permitted to finish sealing the windows under the porch, which it was agreed that the windows that were removed were not original windows. Mr. Hess also stated that he was seeking additional protection from the cold around the windows, to which the members suggested installing storm windows. Steve VanOrmer complimented Mr. Hess on having an original door still intact on the home and added that the owner should be proud of this feature and recommended it be preserved.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to recommend approval for J. Robert Hess, owner of 136 East Main Street, to 1) seal the replacement windows that were recently installed on the front porch since they are not likely original period windows, 2) install storm windows and 3) to table the application, as agreed by the applicant, for the replacement of the original two over two windows with one over one replacement windows until the next regularly-scheduled meeting to allow for further review, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**112 EAST MAIN STREET – Addition & painting (change colors):** Dwayne Lapp, owner of 112 East Main Street, was in attendance and reviewed his application to change the paint color of his house, shed and garage and to construct an addition to the rear of his house. Mr. Lapp stated that they are looking for suggestion on paint colors and it was the consensus of the members that any color would be considered and he was provided with color charts for his consideration and to be reviewed at a future HARB meeting. It was also suggested to Mr. Lapp that they could scrape through the layers of paint if they desired to determine the original paint colors. The addition was discussed but no drawing provided. Mr. Lapp stated that the West wall would remain the same as it is already a “bump out” and that the addition would be attached to this and continue over to the East side of the home which is not visible from the road. Tom Lainhoff stated that based on the explanation of the applicant, the only part of the addition that would be reviewed by HARB would be the existing West side wall's proposed exterior finish change from vinyl siding to possibly German siding as suggested by the owner.

Chris Lainhoff made a motion, seconded by Steve VanOrmer and passed unanimously to accept the application of Dwayne Lapp, owner of 112 East Main Street, and recommend approval to use German siding on the west wall of the existing addition if that is the material that the owners choose to use and to consider the paint color changes at a future meeting, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 9 and 10.

### **OTHER BUSINESS:**

**47 East Main Street** – Several members stated that they believed that this property installed replacement windows and they thought that this was the property that was being discussed last month as replacing windows without a permit. The Secretary was asked to contact the owner and issue a stop order if necessary. The Secretary was also asked to advise the owner to get primer on the bare wood as soon as possible to avoid additional damage to the wood.

**Historic District Photographing** – The project of photographing the homes in the District was reviewed. The following street assignments were reviewed:

- West Main Street - Chris and Tom Lainhoff (completed)
- East Main Street – Cheryl Hershey and Beth Johnson
- Miller Street – Len Ferber and Florence Hoogerwerf
- South Decatur Street – Steve VanOrmer
- North Decatur Street – Dale Kaufman

It was the consensus that the following pictures be taken of each property:

1. One from the left side and front
2. One from the right side and front
3. Any significant details
4. Outbuildings which are visible from the street

**PUBLIC COMMENT:** Len Ferber stated that he is obtaining a pre-approved permit to replace his roof and storm door in-kind.

**ADJOURNMENT:** Dale Kaufman made a motion, seconded by Cheryl Hershey and passed unanimously to adjourn the meeting at 8:35 P.M..

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, OCTOBER 23, 2008**

Members Present:     Tom Lainhoff             Steve VanOrmer  
                             Chris Lainhoff             Dale Kaufman  
                             Cheryl Hershey             Florence Hoogerwerff

Others Present:       Christine Drennen, Admin. Asst.  
                             John Hess  
                             J. Robert Hess  
                             Kathleen Riley  
                             Joe Anderson

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by 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. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for November 11, 2008. Member Len Ferber was absent due to recent surgery.

**PUBLIC COMMENT:** None.

**MINUTES OF SEPTEMBER 25, 2008:** Chris Lainhoff made a motion, seconded by Florence Hoogerwerff and passed unanimously to accept the minutes of the September 25, 2008 meeting as printed.

**136 EAST MAIN STREET – Replacement windows:** Mr. J. Robert Hess was again in attendance to continue the review of the remaining replacement windows that were previously discussed at the last meeting. Chris Lainhoff provided a dated printout of a picture of the property he took in August of 2007 and asked Mr. Hess when the Northwestern upstairs window was changed because in his picture it is a two over two and in the picture taken by the Borough on 08/28/08 it is a replacement one over one window. Mr. Hess stated that it was not changed during this most recent work but was done sometime between when the picture was taken and the date they were stopped from working on the house. Mr. Hess stated that he did not have a permit to replace that window and was only trying to improve his property and become more heat efficient.

Chris Lainhoff made a motion, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve the application for J. Robert Hess, owner of 136 East Main Street, to accept the replacement windows on the first floor on the gable ends provided that the property owner restore the Northwest second floor window to what it was before it was replaced (two over two) to match the remaining upstairs windows as agreed by the applicant and for permission to install storm windows on the second floor windows, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**231 MILLER STREET – Replacement windows & tan vinyl siding for barn:** Mr. John Hess was in attendance and reviewed his application to install replacement windows and to install vinyl siding on the barn. Steve VanOrmer noted that the windows Mr. Hess is desiring to replace are replacement wood one over one windows which Mr. Hess has applied to replace with vinyl one over one windows.



Regarding the barn, Mr. Hess stated that he has had it painted twice since he has owned it (approximately 25 years). Steve VanOrmer suggested that Mr. Hess repair the windows where there are just screens to keep snow and rain out so that it does not rot the wood. Chris Lainhoff stated that if vinyl siding were installed, it does not allow the boards behind the vinyl siding to dry and will cause the wood to rot. Also suggested was the installation of gutters to direct the water to protect the foundation. Dale Kaufman advised the applicant that vinyl siding does not last forever and may need maintenance and/or replacement in the future.

Several members complimented Mr. Hess on having such a nice barn which is in good shape. Steve VanOrmer stated that in his opinion, the white painted barn looks like a barn that would go with the house and that the barn would not normally be the same tan color as the house.

Mr. Hess stated that gutters would cause him a maintenance issue and that the cost for the vinyl siding is not much more than the cost to be repainted.

Steve VanOrmer made a motion, seconded by Dale Kaufman and passed unanimously to recommend approval by Borough Council for the application of John Hess, owner of 231 Miller Street, to accept the application as submitted to replace the windows on the house and to repaint the barn rather than installing vinyl siding and suggest that the owner install gutters on the barn, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers #2 and #9.

**143 EAST MAIN STREET – Replacement windows:** Kathleen Riley was in attendance and reviewed her application to replace the windows on the rear addition which were damaged in the recent fire. She also discussed some future improvements including removing the aluminum siding, to which she stated she will probably begin with the back of the house to see what the condition is of the wood siding underneath. Chris and Tom Lainhoff stated that they walked over to her property and met with her prior to the meeting and stated that her Heritage Society plaque dates her home at 1866 but after additional research, they believe it is more in the 1772-1783 range.

It was the consensus that a simulated divided light window with wood on the outside and inside should be used. Kathleen Riley also stated that she desired to fix her brick sidewalk and re-install a cast iron horse head hitching post which was knocked over in a previous accident. Christine Drennen was asked to send her a copy of the Borough's sidewalk specifications.

Tom Lainhoff made a motion, seconded by Chris Lainhoff and passed unanimously recommend approval by Borough Council for the application of Nancy and Kathleen Riley, owners of 143 East Main Street, to replace the fire damaged windows with simulated divided light windows, to re-install the cast-iron hitching post and to re-lay the brick sidewalk, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:** Christine Drennen reported that Stephen Smoker was in and inquired about permits for repairs to St. Michael's Lutheran Church. The in-kind repairs include replacing a section of the white wood trim that goes around the building with wood. The repairs which will require coming to a future meeting are 1) installing a composite material on the floor boards of the ramp (they were also advised if they replace the wood boards with wood boards it will be a pre-approved permit) and 2) replacing the wooden western gable end double doors with a single door which will look just like the double door but they will have to move the door hardware for the door to function properly.

An upcoming training class entitled “Cultural Resource Essentials: Applications” sponsored by the Pennsylvania Heritage Society which meets continuing education requirements will be held in Harrisburg. Members were reminded if they wished to attend that the registration fee would be paid by the Borough.

Dale Kaufman stated that he will be applying for a permit to install storm windows on his home.

**PUBLIC COMMENT**: None.

**ADJOURNMENT**: Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 9:05 P.M..

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD  
MINUTES  
THURSDAY, NOVEMBER 20, 2008**

Members Present: Tom Lainhoff Steve VanOrmer  
Chris Lainhoff Dale Kaufman  
Cheryl Hershey Florence Hoogerwerff  
Len Ferber

Others Present: Christine Drennen, Admin. Asst. Melvin Fisher  
Suzanne Combs Beth Ann Retallack

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:15 P.M. by 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. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for December 9, 2008.

**PUBLIC COMMENT:** None.

**MINUTES OF OCTOBER 23, 2008:** Len Ferber made a motion, seconded by Florence Hoogerwerff and passed unanimously to accept the minutes of the October 23, 2008 meeting as printed.

**127 EAST MAIN STREET - Fence:** Property owner Suzanne Combs was in attendance and reviewed her application to install a fence. When asked, Mrs. Combs stated that they plan to have the fence weather rather than paint it, and that it will be 42" high. Steve VanOrmer complimented the owners on having a beautiful restored home and encouraged them to continue to maintain the barn outbuilding.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve the application for Mark & Suzanne Combs, owners of 127 East Main Street, to install a 42" fence according to the enclosed picture and plans, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**32 EAST MAIN STREET – Remove existing metal side porch roof & replace with fiberglass shingles:** Beth Retallack, owner of 32 East Main Street, was in attendance to review her application. She stated that the porch roof shingles will match the existing shingles and will be gray in color. It was the consensus that the rear roof is not visible from the cartway and therefore is not under HARB jurisdiction.

Dale Kaufman made a motion, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve the application of Beth Retallack, owner of 32 East Main Street, to remove the existing metal side porch roof and replace with gray fiberglass shingles, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number #9.

**15 WEST MAIN STREET – Cupola on porch roof and woodshed roof; copper weathervanes:** Property owner Melvin C. Fisher was in attendance and reviewed his application to place a cupolas and copper weathervanes on the rear porch roof and the woodshed roof. It was the consensus that the rear porch roof is not visible from the roadway and is not

under HARB jurisdiction. Mr. Fisher was reminded that he needs to obtain any necessary permits from the Historic Preservation Trust because of the preservation easements.

Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve the application of Melvin C. Fisher, owner of 15 West Main Street, to install the louvered cupola made by Richcraft (as submitted with the application) on the rear woodshed and a copper weathervane, contingent upon the applicant obtaining approval from the Historic Preservation Trust, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**43 WEST MAIN STREET – Install 3 exterior white storm windows:** Property owner Dale Kaufman was in attendance and reviewed his application to install three exterior white storm windows on the second floor front windows.

Chris Lainhoff made a motion to recommend Borough Council approve the application of Dale & Stephanie Kaufman, owners of 43 West Main Street, to install three exterior white storm windows on the second floor front windows, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Len Ferber seconded the motion. Motion carried with members Tom and Chris Lainhoff, VanOrmer, Hershey, Hoogerwerff and Ferber cast assenting votes. Member Kaufman recused himself from voting because he is the applicant.

**OTHER BUSINESS:** Christine Drennen reported that Carole Wilson advised her that the County submitted a grant application to conduct historic inventories of the Boroughs in Lancaster County. Strasburg Borough's historic inventory update could be completed through this grant if this project is awarded.

The deteriorating conditions at 28 Miller Street and 326 Miller Street were discussed. Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to request the Zoning Officer follow up with enforcement on these properties under the Property Maintenance Ordinance.

Len Ferber commented that there are two real estate signs at 15 Miller Street, which is in violation of the Zoning Ordinance (because only one is allowed). He also commented that directional signs and the Charter Homes sign across from 28 East Main Street are also in violation. He asked that these be forwarded to the Zoning Officer for enforcement.

Len Ferber also thanked the Borough Council for providing the funding for HARB members to attend the required training classes.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Dale Kaufman made a motion, seconded by Cheryl Hershey and passed unanimously to adjourn the meeting at 8:20 P.M..

Respectfully submitted,

Christine D. Drennen  
Administrative Assistant

December 17, 2008 - Meeting Cancelled