

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, JANUARY 22, 2009**

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

Others Present: Christine Drennen, Admin. Asst.
Penny D'Alessandro
Jonathan Dunkle
Galen Dunkle

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. Members Len Ferber and Florence Hoogerwerff contacted the office prior to the meeting and stated that they were unable to attend. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for February 10, 2009.

PUBLIC COMMENT: None.

MINUTES OF NOVEMBER 20, 2008: Chris Lainhoff made a motion, seconded by Cheryl Hershey and passed unanimously to accept the minutes of the November 20, 2008 meeting as printed.

24 WEST MAIN STREET – Porch Light: Jonathan Dunkle, owner of 24 West Main Street, was in attendance with his son, Galen Dunkle, and explained their application to replace the broken front porch light with a replacement that they received as a gift. Mr. Dunkle provided a picture of the proposed replacement with his application.

Steve VanOrmer made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve the application for Jonathan Dunkle, owner of 24 West Main Street, to replace the broken front porch light with the replacement as submitted on his application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

55 EAST MAIN STREET – Change paint color of window frames: Penny D'Alessandro, owner of 55 East Main Street, was in attendance to review their application. In addition to the changing of the paint color of the window frames, she stated that they are also seeking approval to paint the remainder of the house the same colors that were approved for the addition approximately 3 years ago.

Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve the application for Tony and Penny D'Alessandro, owners of 55 East Main Street, to change the paint colors on their house to the same colors that were

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

APPROVAL OF 2008 ANNUAL REPORT AND AUTHORIZATION TO FORWARD TO BOROUGH COUNCIL AND PA HISTORIC AND MUSEUM COMMISSION: The draft 2008 annual report was reviewed. Chris Lainhoff stated that he has scheduled his building code inspector test for February.

Steve VanOrmer made a motion, seconded by Cheryl Hershey and passed unanimously to approve the 2008 CLG Annual Report and forward it to Borough Council and the PA Historic and Museum Commission.

OTHER BUSINESS: It was the consensus of the members to reorganize every other year when it is the year for Borough Council to reorganize.

The satellite dish which is located on the front porch of the house on Miller Street was discussed. The secretary was asked to inquire as to the status of the enforcement.

Cheryl Hershey stated that a visible fence from the roadway and across the driveway was installed at 105 East Main Street. Christine Drennen was asked to follow up with the property owners.

PUBLIC COMMENT: None.

ADJOURNMENT: Steve VanOrmer made a motion, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 7:37 P.M..

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, FEBRUARY 26, 2009**

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

Others Present: Christine Drennen, Admin. Asst.
 Eric Fry
 Stephen Swinehart
 Sonia Swinehart

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 10, 2009.

PUBLIC COMMENT: None.

MINUTES OF JANUARY 22, 2009: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to accept the minutes of the January 22, 2009 meeting as printed.

117 EAST MAIN STREET – Storm Doors: Eric Fry, owner of 117 East Main Street, was in attendance and explained his application to install full glass, black framed storm doors which will include dark brass hardware.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application for Eric and Christine Fry, owners of 117 East Main Street, to install full glass, black framed storm doors with dark brass hardware, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

28 MILLER STREET – Want to discuss renovation/repair/replacement options: Sonia Swinehart, owner of 28 Miller Street, and her son, Stephen Swinehart, were in attendance to discuss renovation/repair/replacement options for her home. She stated that she had been issued an enforcement notice by the Zoning Officer, and she assured the members that it wasn't that she didn't want to make these necessary repairs, she just was not financially able to. She stated that she has applied for funding assistance through the Redevelopment Authority and that there is a waiting period. She has since contacted her bank and is pursuing a home equity loan.

Stephen Swinehart stated that he was interested in obtaining the board's opinion regarding installing reproduction scalloped vinyl shingle sheets instead of wood shingles on the gables of the home. Since none of the members were familiar with this material, it was the consensus of the Board that a material sample would be necessary. Chris Lainhoff reminded the applicants that vinyl does break down over time. Stephen Swinehart then stated that at his regular job, he does work with the wood shingles and has access to in-kind replacement scalloped wood

shingles (either cedar or redwood that have been kiln dried for a year which would be ready to paint) and is familiar with their installation, and agreed that they would like to pursue in-kind scalloped wood shingle replacements.

Len Ferber expressed his concern regarding the condition of the rain spouts, emphasizing that this was essential to protect the bricks and mortar. Stephen Swinehart stated that they have additional rainspout material in the garage and that the remainder would be sanded and repainted.

Steve VanOrmer stated that he has a source for exact replacement balusters for the porch and Stephen Swinehart stated that he, too, had some contacts. Stephen Swinehart stated that they planned to repair and repaint the porch support beams in kind in addition to replacing the missing or damaged balusters.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application for Sonia Swinehart, owner of 28 Miller Street, to replace the scalloped wood shingles on the gables with wooden shingles as discussed (matching the patterns) and other in-kind repairs including rain spouts and porch balusters and posts, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

OTHER BUSINESS: Christine Drennen stated that paperwork was received regarding the Preserve America grant program, which the Borough is eligible for because of being a Certified Local Government. She was asked to investigate the grant and provide additional information and project examples for the members' consideration.

PUBLIC COMMENT: None.

ADJOURNMENT: Len Ferber made a motion, seconded by Florence Hoogerwerff and passed unanimously to adjourn the meeting at 7:47 P.M..

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, MARCH 26, 2009**

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

Others Present: Christine Drennen, Admin. Asst. Chris Stoltzfus

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 14, 2009.

PUBLIC COMMENT: None.

MINUTES OF FEBRUARY 26, 2009: Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to accept the minutes of the February 26, 2009 meeting as printed.

122 SOUTH DECTAUR STREET – Remove front porch per historical restoration (porch not original) and restore cellar entry on west front: Tom and Chris Lainhoff announced that they have a fiduciary interest in the Shroy House restoration and will be abstaining from voting on this application and offered to leave the room during the discussion. It was the consensus of the members to have them remain for the discussion. Tom Lainhoff then passed the chair over to the vice-chairman Steve VanOrmer.

Tom Lainhoff explained the application stating that they located where the original steps went into the cellar and that masons will be doing the necessary repairs to the stone walls (not visible from roadway because below grade), will be constructing a wooden bulkhead, installing wooden door(s) which will be mounted on strap hinges and painted to match the exterior. He stated that some of the proof they have that the porch was not original and that the building was porchless for a long time is that the cornice molding runs through where the porch was added and that the bricks behind the porch had been painted which match the painted bricks on the remainder of the building. The applicant agreed to modify the language of the proposed work plan to state: Restore front façade to original condition and restore cellar entry on the west front.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve the application for Strasburg Heritage Society, owners of 122 South Decatur Street, to restore the front façade to original condition and restore the cellar entry on the west front as explained, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

Steve VanOrmer then turned the chair back over to Tom Lainhoff.

57 WEST MAIN STREET – Repainting different colors: Chris Stoltzfus, owner of 57 West Main Street, was in attendance and explained his application to repaint his house different colors. He stated that he desired to modify his application to change the shutter color to a Benjamin Moore Terrytown Green # HC134. Steve VanOrmer clarified that no water pressure system would be used to remove the paint and noted that the process for removing the paint should be done exactly as stated on their application (washing, scraping and sanding). Mr. Stoltzfus stated that he is going to use a special primer called XP which should avoid alligating, and he stated that he would advise us if the product performs as advertised.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application for Chris Stoltzfus, owner of 57 West Main Street, to change the paint colors of the house to be body – HC 77 Alexandria Beige, trim – HC 84 Elmira white and shutters HC134 Terrytown Green, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS:

Preserve America Grant: Christine Drennen forwarded all members examples of other Preserve America Grants and reminded the members that the grant is a matching grant and that HARB had not requested Borough Council to put any money in the 2009 Budget for matching funds. Dale Kaufman stated that a future project idea would be to extend the Historic District into North Decatur Street.

Annual Recognition: Steve VanOrmer suggested contacting a newspaper to cover an annual story, with pictures, highlighting the preservation that has taken place in the Borough over the past year.

LED Signs: Dale Kaufman stated that the bowling alley had submitted a Zoning Hearing Board application requesting a variance to allow a LED sign on their property. Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to inform Borough Council that while the HARB members recognize that the current Zoning Hearing Board application is for a LED sign outside the Historic District, HARB members would like to pass onto Borough Council their opposition to a variance or a future Zoning Ordinance change which would allow LED signs within the Borough because HARB members believe it would detract from the historic character that is trying to be preserved within Strasburg Borough.

40 East Main Street: Tom Lainhoff stated that within the past month, two exterior lights were installed at 40 East Main Street (St. Michael’s Lutheran Church) without a permit. Dale Kaufman made a motion, seconded by Chris Lainoff and passed unanimously to request an application for the improvement.

Tom Lainhoff stated that a parishioner at the church found a piece of bone that was assumed to be human and a piece of tombstone at the construction site. These items were turned over to and handled by the police department with the church being asked to re-bury them on the site.

PUBLIC COMMENT: None.

ADJOURNMENT: Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to adjourn the meeting at 8:05 P.M..

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, APRIL 23, 2009**

Members Present:	Tom Lainhoff	Steve VanOrmer
	Chris Lainhoff	Len Ferber
	Cheryl Hershey	Florence Hoogerwerff
Others Present:	Christine Drennen, Admin. Asst.	Courtney Rhodes
	Ken & Ruth Landis	Hank Devlin
	Hans Witt	John Mummert
	Greg Eshleman	Stephanie Eshleman
	Richard Waller	Margaret Young
	LaJune Ranck	Dave Young
	Dick Hendrie	Deb Hendrie
	Kim Wertz	

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 May 12, 2009.

PUBLIC COMMENT: None.

MINUTES OF MARCH 26, 2009: Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to accept the minutes of the March 26, 2009 meeting as printed.

240 MILLER STREET – Fence: Courtney Rhodes was in attendance and explained her application to install a post and rail fence using treated 4 x 4's for posts and five 1 x 6's as rails and to stain it dark red.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application for James & Courtney Rhodes, owners of 240 Miller Street to install a post and rail fence as described and stain it dark red, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

131 EAST MAIN STREET – Fence: Gregory and Stephanie Eshleman were in attendance and reviewed their application to erect a 6 foot wooden privacy fence with a cedar finish.

Chris Lainhoff made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve the application for Gregory & Stephanie Eshleman, owners of 131 East Main Street to install a 6' wooden privacy fence as described, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 9 and 10.

40 EAST MAIN STREET – Exterior lights & replace steps and side ramp with white simulated wood: Richard Hendrie, representing St. Michael's Lutheran Church, was in

attendance and reviewed their application for the exterior lights and to replace the steps and side ramp with white simulated wood.

Exterior Lights

Tom Lainhoff stated that he asked the church to come to this meeting for the lights they installed without a permit because of complaints from neighbors regarding light level, intensity, color, appearance of fixtures and time the lights are on. Mr. Hendrie stated that he consulted with Yale's lighting specialist who recommended these lights which have a 60° cutoff, are advertised as being neighbor friendly, they do not project one candle power of light over the property line (which meets the law), has the same bulbs that street lights have (high pressure sodium because they are most energy efficient and not bright). Mr. Hendrie stated that he has already added a 15° shield on the front light since the last HARB meeting. He added that the lights were added because they were concerned with security and safety and they believe the additional light bothering the neighbors is actually from a street light that was moved 21 feet west.

Tom Lainhoff asked about installing lesser wattage bulbs in the four lamp posts which are in their parking lot (one has been temporarily removed but will be reinstalled). Mr. Hendrie stated that they intend to install lesser wattage bulbs but that is not sufficient to light the parking lot.

Tom Lainhoff stated that the light from these lights extends onto his property. Mr. Hendrie stated that the lights will be barely visible because they are white and the building will be painted white and that they removed wires off of the building. Mr. Hendrie also stated that the lights cannot be dimmed and cannot be motion detector activated. He commented that no complaints have been brought against other commercial lighting such as the Creamery.

Deb Hendrie commented that when the trees get leaves, the light will be less visible. Mr. Hendrie stated that he can install the additional 15° shields on the other lights. Mr. Hendrie stated that they had considered changing the lights to go off at 10 P.M. to coordinate with the future locking of the door. He added that having the lights on a switch is not possible because they are already wired to a locked secretary's office.

Len Ferber stated that he believes the more security lighting the better and does not have a problem with the lights. He added that he believed a timer should be set with whatever events are being held at the church and added that we are very fortunate to have a good police force in our town for protection and supports the installation of the additional shields. Mr. Hendrie stated that they could turn the lights off at 10 P.M.

Mr. Hendrie stated that a recent article in the Lancaster newspaper where the Millersville HARB was discussed, Carole Wilson stated that their ordinance "...doesn't regulate paint colors or lights."

Tom Lainhoff stated that the addition of the high pressure sodium alters the historic character of the building. Margaret Young stated that we were taken advantage of, the lights weren't listed on their plan and were installed without approval.

Len Ferber made a motion to recommend Borough Council approve the application for 40 East Main Street to approve the addition of the WP2CW installed lights on the property and noted that

the applicant agreed to install the addition 15° shield on the remaining lights and change the timer to have the lights turn off at 10 P.M., which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion failed for lack of a second.

Steve VanOrmer stated that he did not like the lights but he appreciates the willingness of the applicant to work with the HARB.

Len Ferber made a motion to recommend Borough Council approve the application for 40 East Main Street to approve the addition of the WP2CW installed lights on the property and noted that the applicant agreed to install the addition 15° shield on the remaining lights and change the timer to have the lights turn off at 10 P.M. and if the additional 15° shield does not reduce the light on the light on the back of the addition to the satisfaction of the neighbors within 30 days that the light will be turned off, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Steve VanOrmer seconded the motion. Members Ferber, VanOrmer, Hershey and Hoogerwerff cast assenting votes. Members Chris Lainhoff and Tom Lainhoff cast dissenting votes.

Tom Lainhoff stated that his major issue is the adverse influence on the Historic District. Chris Lainhoff stated that he voted against the motion because the lights are on regardless of whether or not they are needed and that the light switch could be relocated.

Steps and Side Ramp

Richard Hendrie provided a quick sketch showing the existing steps which he stated are 20-25 years old and are rotting. He is requesting to utilize simulated wood which two of their parishioners volunteered to provide. Mr. Hendrie stated that the simulated wood meets building code (including for slipperiness). He added that the existing steps are gray and are requesting to replace with gray steps (which differs from he wrote on the application) and the railing will be white. He added that simulated wood will require less maintenance.

Tom Lainhoff stated that historically the HARB has denied simulated wood requests. Chris Lainhoff stated that mahogany is often suggested as an alternative and is less expensive than simulated wood. Steve VanOrmer stated that the church has existing wooden windows and other wood that needs repainted on a regular schedule and adding the painting for the ramp can be done when the other painting is done. Steve VanOrmer also suggested using an opaque white stain which would not peel and that he believed mahogany is stronger than plastic. Mr. Hendrie agreed to modify their application to state that they would utilize mahogany instead of simulated wood.

Steve VanOrmer made a motion, seconded by Chris Lainhoff and passed unanimously to approve the design of the steps and side ramp as proposed with it to be constructed using wood (suggest mahogany), to include a milled railing to match the existing, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Chris Lainhoff stated that if they cannot find a stock milled railing to match that the will gift the millwork to the project.

Door

Mr. Hendrie stated that a future project they are working on is to replace the door and added that they have located a company that can duplicate exactly the look of the door but that it will be one door instead of two small doors and that for fire code purposes, it will open out. Tom Lainhoff and Steve VanOrmer stated that this is probably the original door and volunteered their services to assist with the restoration of the door. Mr. Hendrie stated that he was under the impression that if the door looked exactly as it does now that it could be replaced. It was agreed that since this is a future project, this will be discussed more when the project is being pursued.

OTHER BUSINESS: Tom Lainhoff stated that he was disappointed that a HARB training essentials class was scheduled for Primary Election Day and stated that he forwarded his concern to them as well.

PUBLIC COMMENT: LaJune Ranck asked if the wood on the addition is bubbled. Mr. Hendrie stated that the siding is wooden German siding and it will appear to be wavy just like all other German sidings do.

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

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

May 28, 2009 - Meeting Canceled

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, JUNE 25, 2009**

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

Others Present: Dustin & Rebecca Sangrey

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 14, 2009.

PUBLIC COMMENT: None.

MINUTES OF APRIL 23, 2009: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to accept the minutes of the April 23, 2009 meeting as printed.

20 MILLER STREET – Replacement Windows: Dustin & Rebecca Sangrey, owners of 20 Miller Street, were in attendance and reviewed their application to replace 13 windows on the first and second floors with vinyl replacement windows. This house is a duplex and they plan to continue to match the roof color with the other half of the house. Mr. and Mrs. Sangrey stated that the plaque on the house says it was built in 1916 and was originally built for the workers at the Pequea Fishing Tackle. The existing windows are one over one. Mr. and Mrs. Sangrey stated that even with replacing the windows, they plan to leave the storm windows in place because the other half of the house also has storm windows and they want to continue to match the other half of the house.

Steve VanOrmer stated that HARB normally recommends repairing the windows and Cheryl Hershey suggested that they contact the Iron Horse Inn to see examples of historic windows that have been repaired. It was also stated that the house may be actually older than 1916. Mr. Sangrey stated that he attempted to contact George Wolpert about repairing the windows but he has not yet returned his call. Mr. Sangrey stated that they are only proposing to replace the windows and plan to leave the wood frames and sills intact. The owners also verified that they do not plan to cap the existing frames.

Dale Kaufman stated that this house is a substantial, contributing structure and that wood windows are an integral aspect and detail of the house. He also stated that he has seen replacement windows have to be replaced again after only 15 or 20 years.

Chris Lainhoff asked about the condition of the windows and the applicants stated that some of the windows are non-functioning due to the weights being broken loose, some are warped and don't open and some don't open because of paint buildup. Chris Lainhoff advised them that replacing the sash cords is not a big deal.

Steve VanOrmer asked if the applicants would be willing to consider restoring the windows facing the street and consider another alternative for the back windows. Mr. and Mrs. Sangrey stated that they are open and willing to consider this option and that the vinyl windows are available in an almond color, called tortilla. Mr. Sangrey stated that if this avenue were pursued, they would switch wooden windows that are in better repair from the side to the front of the house. Cheryl Hershey suggested that they keep the windows that they take out and store them in the attic. It was also suggested that the owners consider locating a window to match the adjoining third floor window because the existing window is already a vinyl replacement window.

Steve VanOrmer made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve the application for Dustin and Rebecca Sangrey, owners of 20 Miller Street to permit the installation of vinyl replacement windows on the side of the building and to maintain the original windows on the front of the building, with this motion applying only to the first and second floor windows, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS: Steve VanOrmer asked about the satellite dish that has not yet been removed from 24 Miller Street. Chris Lainhoff stated that at a previous meeting, Christine Drennen stated that the building/zoning permit would not be renewed until this violation was complied with. An update should be provided to the members.

Tom Lainhoff asked about the painting for 326 Miller Street and it was stated that the painting has not yet been started and the repairs that were to be started at 28 Miller Street. Christine Drennen was asked to follow up on these.

Tom Lainhoff stated that it is soon time to re-contact the owner of 8-10 East Main Street because the trumpet vine that they removed last year is growing back on the building and will damage the bricks.

PUBLIC COMMENT: None.

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

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

July 23, 2009 - Meeting Canceled

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, AUGUST 27, 2009**

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

Others Present: Tina Lapp
 Daniel Jenkins
 Dave Miller

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 8, 2009.

PUBLIC COMMENT: None.

MINUTES OF JUNE 25, 2009: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to accept the minutes of the June 25, 2009 meeting as printed.

112 EAST MAIN STREET – Change paint color of house and discuss installing German siding on existing addition: Tina Lapp, owner of 112 East Main Street, was in attendance and reviewed her application to change the paint color to the brownish gray with white trim house picture they attached to the application. Tina Lapp also stated that the shutters on her house are plastic and asked if they could be removed and added that she prefers a simple house look without the shutters. Steve VanOrmer suggested that she could consider looking for used wooden shutters to install in the future if she desired. Regarding the German siding, since it is not visible from the street, they were advised that they could proceed with the work as desired.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application for Dwayne & Tina Lapp, owners of 112 East Main Street to repaint the house the brownish gray color with white trim as presented, to remove the plastic shutters and either reinstall no shutters or replace with wooden shutters to be painted dark green, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

331 MILLER STREET – Change color of shutters and replace front door: Daniel Jenkins, owner of 331 Miller Street, was in attendance and reviewed his application to change the paint color of the shutters and replace the front door. A color sample showing the dark brown color "Pinstripe" and four possible front doors for consideration were attached to their application. The door pictures were reviewed by the members and considering the age of this home, all were acceptable.

Dale Kaufman made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve the application for Daniel and Heidi Jenkins, owners of 331 Miller Street to change the color of the shutters to the Pinstripe color presented and to install any of the four doors submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

106 MILLER STREET – Install exterior storm windows, expose stone foundation, replace porch steps and storm doors: Doug Miller, owner of 106 Miller Street, was in attendance and reviewed his application to install exterior storm windows, expose the stone foundation, replace porch steps and options for repairing/replacing his storm doors. Each of the items were discussed in detail and the decisions are included in the motion.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve the application for Doug and Deb Miller, owners of 106 Miller Street to 1) install exterior storm windows on the first and second floors which will be painted to match the color of the sash and trim; 2) either repair or replace in kind the bowed wooden storm doors; 3) replace windows on the East and South sides with matching windows from the rear of the house or replace with in-kind windows; 4) remove loose failed stucco to expose the stone foundation between the ground level and the first course of siding or install a board over the failed stucco area; and 5) replace the wooden steps leading to the porch from the driveway with limestone tread as presented or repair existing wooden steps, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

55 EAST MAIN STREET – Replace garage door: Chris Lainhoff was in attendance to represent the owner for the garage door replacement at 55 East Main Street. A picture of what the owner desired was attached to the application.

Dale Kaufman made a motion to recommend Borough Council approve the application for Tony D'Alessandro, owner of 55 East Main Street to install a replacement garage door as presented and to be painted to match the green shutters on the house, 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 passed with members Tom Lainhoff, VanOrmer, Ferber, Hershey, Hoogerwerff and Kaufman casting assenting votes. Member Chris Lainhoff abstained from voting because he was representing the applicant.

OTHER BUSINESS: Cheryl Hershey reminded the members that the owner of 326 Miller Street, after receiving a property maintenance enforcement notice, had obtained a painting permit and stated that he would paint the bare wood over the summer because he was a school teacher. However, Cheryl Hershey pointed out, that school is almost back in session and no painting has been done. It was the consensus of the members to have the Zoning Officer send another enforcement notice to them because the exposed wood continues to fail since there is no paint on it, there is also noticeable deterioration on the porch and the stucco is falling off.

It was also the consensus of the members to remind the owners of 28 Miller Street that the permit time is running out and to get a written response when they intend to begin the work.

The members asked the secretary to obtain an update on the satellite dish at 24 Miller Street.

PUBLIC COMMENT: None.

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

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, SEPTEMBER 24, 2009**

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

Others Present: Christine D. Drennen, Admin. Asst.
 Pat Brennan
 Elizabeth Stiger
 Sarah & Richard Keener
 Elmer & Ruthann Thomas

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 13, 2009.

PUBLIC COMMENT: None.

MINUTES OF AUGUST 27, 2009: Chris Lainhoff made a motion, seconded by Florence Hoogerwerff and passed unanimously to accept the minutes of the August 27, 2009 meeting as printed.

147 EAST MAIN STREET – Shed: Richard and Sarah Keener, owners of 147 East Main Street, were in attendance and reviewed their application to place a lawn tractor storage building and provided a picture.

Chris Lainhoff made a motion, seconded by Florence Hoogerwerff and passed unanimously to recommend Borough Council approve the application for Richard & Sarah Keener, owners of 147 East Main Street to place a small lawn tractor storage building along their driveway as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

148 EAST MAIN STREET – Roof: Elmer and Ruthann Thomas, owners of 148 East Main Street, were in attendance and reviewed their application to replace the roof on their home from grey/green asphalt shingles to grey/black architectural asphalt shingles and change the porch roof from wooden shingles to grey/black architectural asphalt shingles. Mr. Thomas provided a sample of the shingle he is planning to use. After discussion, Mr. Thomas agreed to amend his application to use either the grey/black architectural asphalt shingles to look like slate or a lighter color architectural asphalt shingle to look like wooden shingles.

Chris Lainhoff made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve the application for Elmer Thomas, owner of 148 East Main Street for asphalt or composition shingles for the porch and house roof with either the shingle as provided or a color to mimic wooden shingles (if the color to mimic wood is chosen to

provide a sample for approval), which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

41 EAST MAIN STREET – Mailbox: Pat Brennan, new owner of 41 East Main Street, and Elizabeth Stiger were in attendance and reviewed the application to install a mailbox on the house because there is no mailbox or mail slot in the door. She provided a picture of a Victorian mailbox she was considering.

Cheryl Hershey made a motion, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve the application for Pat Brennan, owner of 41 East Main Street to install a black or bronze Victorian mailbox as proposed on the right side of the house in the planting bed, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS: Pat Brennan commented about the trash and rodents at the property that is for sale by Remaxx.

Tom Lainhoff stated that he received a complaint from Margaret Young regarding the light on the East side of St. Michael's Lutheran Church on the elevator tower which is not pointing down. Tom Lainhoff reminded the members that the church previously stated that we were to let them know if it was intrusive and a complaint has been received and they are requesting that the light be turned off.

The secretary was asked to have the Zoning Officer file an enforcement notice with the owner of 105 East Main Street for not obtaining a permit for the fence and for not responding to our correspondence politely requesting compliance.

Historic Inventory – Tom Lainhoff stated that he learned that the County is not going to be completing the Historic Inventory of Strasburg Borough and that it was the consensus of the members that since they are not doing it, we need to move forward to get it completed.

PUBLIC COMMENT: None.

ADJOURNMENT: Cheryl Hershey made a motion, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 8:00 P.M.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, OCTOBER 22, 2009**

Members Present: Tom Lainhoff Chris Lainhoff
 Cheryl Hershey Florence Hoogerwerff
 Len Ferber

Others Present: Christine D. Drennen, Admin. Asst.
 Nick Whiteford
 Robin Stermer
 Don Lennon
 Ron Deckman
 Susan Rhoades

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 10, 2009.

PUBLIC COMMENT: None.

MINUTES OF SEPTEMBER 24, 2009: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to accept the minutes of the September 24, 2009 meeting as printed.

326 MILLER STREET – Remove Hand Railing Section: Susan Rhoades, owner of 326 Miller Street, was in attendance and reviewed her application to remove a section of the hand railing on their front porch. She provided pictures of existing house porches on Miller Street without side railings. She stated that during the renovations, they discovered that they prefer the appearance of the porch without the section of hand railing.

Chris Lainhoff stated that he agrees that there are some homes without hand railings but stated that her home had a hand railing on the existing porch. However, he added that from historic photographs of her home, the original porch was across the entire front of the home. Chris Lainhoff also stated that because of the Statewide Building Code and that the code applies because she is proposing an alteration to her porch, he believes that a hand railing is required because she has four or more risers. Tom Lainhoff stated that the work they are proposing is neither preservation nor restoration.

Tom Lainhoff asked if Susan Rhoades would agree to table the application in order to find out if the Building Code would permit the hand railing to be removed to which she agreed.

11 WEST MAIN STREET - Freezer: Nick Whiteford, Robin Stermer and Don Lennon were in attendance and reviewed their application to place a self contained walk-in freezer. This is to replace the one that currently exists in the brick building that is behind the Creamery which the condensers fell down which are hooked into the floor joists. Luckily, Mr. Whiteford explained

that the cages to divide the freezer lockers which they rented out to Amish inside the building were in place which with the addition of steel jacks have been able to keep the freezer running temporarily. The existing freezer will have to be completely emptied in order for repairs to be made. Two options have been considered so far by the applicants and they include:

1. An 8' x 8' x 20' self-contained freezer unit from PolarKing (brochure provided with application) which would be located into the existing approximately 8' high fenced-8in enclosure on the property at 1 West Main Street. The only visible part of this unit would be the approximate 8' facing West Main Street which will be met on each side by the existing fence. Mr. Whiteford stated that the unit could be painted a color to blend in and will be less visibly offensive than the existing condenser units. Mr. Whiteford stated that the approximate cost of the unit is \$44,000. With this option, the freezer unit would not extend beyond the awning of the existing freezer building. Suggestions from HARB members to visibly screen this unit included attaching siding, attaching a shed roof and making a part of the existing building (to hide the condenser units on the top of the freezer unit), painting and adding a trellis.

2. An 8' x 8' x 40' stainless steel container which would be placed behind the existing "stable" building at 17 West Main Street. With this option, the freezer unit would not be visible from the roadway. This option also requires some electric service conversion (it is from overseas and uses 440 electric) but can be shipped and installed for under \$10,000.

Mr. Whiteford asked for HARB permission to pursue either placement option, in the interest of time and the need to get a replacement freezer in place, and to come back to a future meeting for aesthetics.

Tom Lainhoff also stated that the repainting of the sign for the Village Inn needs HARB approval and asked Mr. Whiteford's permission to add the sign to this application, to which he agreed.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application of Nick Whiteford to place either an 8' x 8' x 20' freezer unit at 1 West Main Street or an 8' x 8' x 40' freezer unit to the rear of 17 West Main Street with façade improvements to be discussed at a future meeting and to approve the relettering of the Bed & Breakfast sign at 1 West Main Street, , which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

306 MILLER STREET - Shed: Ron Deckman, owner of 306 Miller Street, was in attendance and reviewed his application to place an 8' x 10' shed on the Northeast Corner of his property. Mr. Deckman supplied a paint sample and style for the shed, stating that the body of the shed will be light brown and the trim a dark brown.

Chris Lainhoff made a motion, seconded by Florence Hoogerwerff and passed unanimously to recommend Borough Council approve the application for Ron Deckman, owner of 306 Miller Street to place an 8' x 10' storage shed on the Northeast corner of his property using the paint colors submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

336 MILLER STREET – Painting: Len Ferber, owner of 336 Miller Street, was in attendance and reviewed his application to change the paint trim color on his house to Valspar Stone Manor and provided a paint color sample.

Florence Hoogerwerff made a motion to recommend Borough Council approve the application of Len Ferber, owner of 336 Miller Street, to change the paint trim color on his house to Valspar Stone Manor, 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 Tom Lainhoff, Chris Lainhoff, Cheryl Hershey and Florence Hoogerwerff casting assenting votes. Member Len Ferber abstained from voting because it is his property.

OTHER BUSINESS: Chris Lainhoff stated that they were in communication with the owner of 116 East Main Street, Tom Seccamanie, and he wants to repaint the shutters on his home and will apply for the color change in the Spring. Chris Lainhoff also reported that a stone threshold was located for Mr. Seccamanie's front step.

PUBLIC COMMENT: None.

ADJOURNMENT: Cheryl Hershey made a motion, seconded by Len Ferber 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, NOVEMBER 19, 2009**

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

Others Present: Christine D. Drennen, Admin. Asst. Ken & Ruthie Oberdorf
 Brian Maggs Omar DeJesus
 Ann Rohrer Sherry Beiler
 Tina Holmberg 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 December 8, 2009.

PUBLIC COMMENT: None.

MINUTES OF OCTOBER 22, 2009: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to accept the minutes of the October 22, 2009 meeting as printed.

329 MILLER STREET – Replace Windows: Ann Rohrer, owner of 329 Miller Street, was in attendance and reviewed her application to replace her old windows with insulated glass windows because they leak air and water. She added that she purchased this house at auction and that the house needs many repairs and has been neglected over the years. She stated both in her application and verbally that she told her contractor that she was in a historic district and he assured her that the replacement windows he was proposing would be approved and that she had already put down a substantial deposit for the work and that the windows were ordered.

Steve VanOrmer stated that he looked at the windows from the outside and that they appeared to be in satisfactory condition and that it would be less expensive for her to repair the windows and after they were repaired and good triple track storm windows installed that they would be as air tight as the replacement windows she is proposing.

Tom Lainhoff and Steve VanOrmer both stated that there have been studies that have been conducted that show that it would take at least 30 years for a homeowner to realize the energy savings because of the cost of replacement windows and that a replacement window might only last 25 years.

Ann Rohrer stated that the existing windows are wooden windows and the proposed replacement windows are vinyl. Tom Lainhoff stated that her existing windows are 8 lights over 8 lights and asked if the windows that are ordered are the same. Ann Rohrer stated that she was unsure.

Steve VanOrmer stated that the brochure she provided appears to have the window dividers between the glass and that her existing windows have real wooden mullions which separate the

window panes and make a definite bump on the window. Len Ferber stated that the windows that are not visible from the roadway can be replaced without having a Historic District permit.

It was the consensus of the members that more information on the replacement windows that her contractor has ordered is needed. Steve VanOrmer asked if the applicant was willing to schedule a site visit including the contractor so that the members could explain to the contractor the regulations for homes within Historic Districts, to see the window that was ordered and offer the homeowner advice on the repairs, to which the applicant agreed. Steve VanOrmer stated that there was significant detailing on the home that was covered over with aluminum siding years ago.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously to table the application until the next meeting to allow for additional information to be obtained regarding the replacement windows, which was agreed upon by the owner, Ann Rohrer.

123-125 EAST MAIN STREET – Vinyl Siding and Replace Windows: Ken & Ruthie Oberdorf and their contractors, Brian Maggs and Omar DeJesus were in attendance and reviewed their application to do the repairs that were necessary because of the fire. Ken Oberdorf stated that the insurance company wants to only replace the aluminum siding on one side of the home and the front and to paint the new siding to match the remaining faded blue color but for the same insurance money they could install new vinyl siding on the whole house which they believe would be better in appearance than the attempt to paint to match. A sample of the proposed style of vinyl siding and color (Victorian Gray) was provided to the members for their review. Tom Lainhoff stated that studies have shown that vinyl siding will not last more than 20 years.

They are only proposing to replace the windows that have been broken out.

Chris Lainhoff asked about the repairs to the porch and Mr. Oberdorf stated that it will be repaired using in kind materials.

Chris Lainhoff stated that the Heritage Society has six over six wooden window sashes that they have been looking to give to someone to use. Mr. DeJesus stated that the window frames at the home could be repaired but they would have to consider the labor expense if they were to pursue this option compared to what the insurance company is willing to cover. Steve VanOrmer offered their assistance to obtain a pre-hung price using wooden windows for comparison.

Ken Oberdorf asked if the transom must be restored as it was and Tom Lainhoff stated that it is a historic feature and Mr. Oberdorf stated that it would be restored.

Tom Lainhoff asked what style of doors they are proposing and Mr. DeJesus stated that they are solid wood standard six panel doors which will be painted.

Chris Lainhoff asked if the back porch was supposed to be painted as part of previous renovations. Mr. Oberdorf stated that it was to be painted but they did not get it done yet.

Ken Oberdorf asked about storm doors and he was advised that they could be replaced in kind. Other options for a storm door were discussed and the suggestion of having a full glass storm door would allow the house door to be more visible. Other door items discussed were to install

battons on the inside of the door to obtain extra insulation or to install an inch and a half thick wooden door.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application of Ken & Ruth Oberdorf, owners of 123-125 East Main Street, to restore/replace the front door with a solid 6 panel wooden door to be painted either white or a colonial red/dark red/maroon, remove siding and replace with a double 4" Victorian gray vinyl siding, repair fire damaged wooden windows and sash with as close as possible wooden frames and sashes and if cost is excessive to use a wooden Pella six over six window with exterior wooden moldings, repair porch in kind, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 6 and 9.

Because he and Chris are the contractors for the next application, Tom Lainhoff turned the chair over to the Vice Chairman Steve VanOrmer. Following the Bylaws, they offered to leave the room because of their involvement with this application and they were invited to remain.

120 EAST MAIN STREET – Repair Logs and Expose Log Walls, Restore East Gable Windows to Original, Rebuild Center Chimney: Beth Johnson, owner of 120 East Main Street, was in attendance as well as her contractors, Tom and Chris Lainhoff. Chris Lainhoff stated reviewed her application to repair and expose the log walls, restore windows to original location with six over six sash on east gable, and rebuild center chimney above the roof line. The details of the project were reviewed from the application.

Len Ferber made a motion to recommend Borough Council approve the application for Beth Johnson, owner of 120 East Main Street to repair the logs and expose the log walls, restore east gable windows to original and to rebuild the center chimney as outlined in the application, 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. Motion carried with members VanOrmer, Hoogerwerff, Ferber and Kaufman casting assenting votes. Members Tom and Chris Lainhoff abstained from voting because they are the contractors.

OTHER BUSINESS: Len Ferber stated that there are several signs that are violating the Zoning Ordinance and that the ordinance needs to be enforced. He stated that there are signs on Jackson Street, Miller Street and several Keystone, Charter and Prudential signs.

Tom Lainhoff stated that the light on St. Michael's church elevator addition is still on and asked that this matter be followed up.

PUBLIC COMMENT: None.

ADJOURNMENT: Len Ferber made a motion, seconded by Florence Hoogerwerff and passed unanimously to adjourn the meeting at 8:55 P.M.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, DECEMBER 17, 2009**

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

Others Present: Ann Rohrer
 John Stoltzfus

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 January 12, 2010.

PUBLIC COMMENT: None.

MINUTES OF NOVEMBER 19, 2009: Len Ferber made a motion, seconded by Florence Hoogerwerff and passed unanimously to accept the minutes of the November 19, 2009 meeting as printed.

329 MILLER STREET – Replace Windows: Ann Rohrer, owner of 329 Miller Street, was in attendance to discuss her tabled application from the last meeting to replace windows.

Tom Lainhoff stated that he and members Chris Lainhoff, Steve VanOrmer, Len Ferber and Dale Kaufman visited the property at the homeowner's request, on Monday, November 23, 2009, together with the homeowner Ann Rohrer and her contractor Laverne Stauffer. The existing windows as well as the proposed replacement windows were viewed and inspected.

Tom Lainhoff stated that it is his opinion that the triple track storm windows are in need of replacement but that the original sashes were in fairly good repair. He noted that the upper sash was painted shut in several instances but is in need of only minor maintenance to make them tight.

Chris Lainhoff added that the sash cords for the weights are broken and would need to be repaired for the windows to be operable, but noted that this is not a big matter. Tom Lainhoff stated that only trim would have to be removed for these repairs to be made. Tom Lainhoff and Dale Kaufman acknowledged that it is easier to clean the replacement windows.

Len Ferber asked Ann Rohrer what the contractor's position was regarding the windows that were ordered without first obtaining a permit because he didn't want the homeowner to be stuck with paying for the wrong windows. Len stated that when they met with the contractor, he had stated that he would consider switching the windows on the front for wooden framed windows.

Chris Lainhoff stated that he has researched replacement windows and they are usually only guaranteed for 25 years and they only last, in most cases for 25-35 years. He added that the wooden windows at 329 Miller Street are approximately 50 years old and are in pretty good shape and could be repaired.

In reviewing the past two years history of the Board, Chris Lainhoff noted that they have allowed replacement windows in a few cases, and they have been either one over one or two over to configurations which did have exterior wooden light dividers and they were not replacing the original windows. He added that the guidelines from the Department of the Interior state that the Board is supposed to require homeowners to save original materials that are in good shape to be reused and if they need to be replaced that they be replaced with something that is in keeping with what they are replacing.

Ann Rohrer stated that the new homes next to hers have the same windows she wanted to install and that she did not want to tear off the trim for the windows to repair the cords. Tom Lainhoff stated that new construction is governed by a different set of criteria such as matching mass and scale. Dale Kaufman stated that he has been in thousands of homes and that her windows are excellent quality wooden windows and would be functioning if they wouldn't have been painted shut from the top and recommends them be repaired and to have good triple track storm windows installed. Chris Lainhoff stated that her existing storm windows do not appear that they were originally installed the best and that modern storm windows material is similar to the replacement windows she is proposing and does not last as long as the wooden sashes she currently has.

Chris Lainhoff made a motion to recommend Borough Council approve the application for Ann Rohrer, owner of 329 Miller Street to retain the 7 windows which are located on front of the house, the two front dormers and the east gable and allowing the replacement of 3 windows on the west gable and the 5 windows on the rear of the building and if the 3 windows on the west gable are replaced that the sash be saved on site, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 6 and 9. Dale Kaufman seconded the motion.

Len Ferber offered an amendment to the motion to state that, and as an option, allow her to replace the 7 windows with a higher quality wood frame window similar to what is there, which is an 8 over 8 exterior grill. Motion to accept the amendment carried with members Ferber, Hershey, Hoogerwerff, Kaufman and Tom Lainhoff casting assenting votes. Member Chris Lainhoff cast a dissenting vote.

Question was called on the amended motion. Motion carried with members Ferber, Hershey, Hoogerwerff, and Kaufman casting assenting votes. Members Chris Lainhoff and Tom Lainhoff cast dissenting votes. Tom Lainhoff stated that he voted against the motion because if she came to the board for a permit before she put a deposit on the windows, he would have voted against allowing her to replace the windows. He said it is wrong for the board to base decisions based on actions that were taken contrary to the law.

23 EAST MAIN STREET – Replace windows: John Stoltzfus was in attendance representing his son, Chris Stoltzfus, and reviewed their application to replace the windows

Tom Lainhoff stated that the existing windows in this home are not what were originally there and the original windows were 6 over 6 on the second floor and 9 over 6 on the first floor.

Tom Lainhoff stated that the eastern portion of the house was built sometime in the 1760's, the first addition was the two bay addition to the west of that in the 1780-1790's and the addition off the back is much later.

Chris Lainhoff asked about the floor to ceiling windows under the porch to the West of the building. Mr. Stoltzfus stated that when they researched replacing the windows, they discovered that the windows go to within 18 or 20 inches of the floor that you must have tempered glass. They were unable to obtain windows this large from Harvey but Pella could build a window this large but was approximately \$1,500 per window. One option was given to Mr. Stoltzfus to brick the window opening to make it smaller to restore to its original window size. The procedure to reduce the window opening was discussed and Mr. Stoltzfus was advised that he would need to obtain matching bricks, which would need to be approved, and brick up to match the height of the other windows. Tom Lainhoff stated that the Board would advise exactly what mortar mix to use to match the original.

Mr. Stoltzfus stated that their main concern is the windows on the north side and the Board advised him that since they are not visible from the roadway, no permission from HARB is needed for the north side windows.

Tom Lainhoff stated that he would encourage the applicant to restore the house to its original appearance, which would be 9 over 6 windows on the first floor and 6 over 6 on the second floor. He stated that the size of the window opening will determine how many panes of glass.

Cheryl Hershey asked if these windows were in need of replacement, stating that she needed to verify because of being fair to the previous applicant. Tom Lainhoff stated that he did inspect the windows and they are approximately 100-120 years old. He also stated that these are second or third generation windows that are proposing to be replaced and not replacing the original windows as was the case in the last application. Mr. Stoltzfus stated that there are window sills that are completely shot in this house because it leaks in behind the window and comes inside. Mr. Stoltzfus stated that they have researched replacement windows and what was permitted in the Borough, and they are proposing the same window that was permitted at 251 Miller Street.

Dale Kaufman stated that a good quality storm window will, from an insulation standpoint because of the larger airspace, provide better insulation than a new replacement window. Mr. Stoltzfus asked if a non-wooden window that could be painted and would appear as if it were wood would be allowed.

Tom Lainhoff stated that the only windows to the rear of the home which HARB would have pervue are the visible ones on the west side of the rear addition. Chris Lainhoff stated that he would have to inspect the remaining windows on the rear addition to determine their condition

and if they are original in order to make a recommendation on what they could be replaced with. Tom Lainhoff stated that he would like to visually inspect the condition of the windows on the rear addition.

Mr. Stoltzfus stated that he wanted to install the same type of window throughout the home and not have one style of window on the front and a different style of window on the rear.

Mr. Stoltzfus asked about installing a Bilco door on the rear of the home. Tom Lainhoff stated that since it is not visible from the roadway, it is not subject to HARB review but advised Mr. Stoltzfus that he may need zoning and building permits.

Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application of Chris Stoltzfus, owner of 23 East Main Street, to restore the windows on the south and east sides of the building to the appropriate size, 9 over 6 and 6 over 6, attic windows 4 over 2 or otherwise as determined by size, using wood exterior aluminum clad Harvey Magesty windows in almond color with 5/8" exterior grid, including the windows on the west side on the rear addition that are visible from the street unless they are determined by HARB to be original windows in good shape, to include restoring the two windows on the west side first floor windows to their original size by installing bricks and mortar which are to be approved by the Board, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS: Cheryl Hershey stated that she was concerned that 105 East Main Street has not responded to the three letters that were sent to them for installing a fence without obtaining a permit.

Len Ferber commented on the illegal real estate signs on Jackson Street and Denlinger Avenue as well as the ongoing signs placed by Charter Homes and Keystone Homes.

PUBLIC COMMENT: None.

ADJOURNMENT: Len Ferber made a motion, seconded by Florence Hoogerwerff and passed unanimously to adjourn the meeting.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant