

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, JANUARY 3, 2017**

Members Present: Tom Lainhoff Steve VanOrmer  
Dale Kaufman Chris Lainhoff

Others Present: Christine Shipman Sunny Raja  
Jason & Deneen Erb Stuart & Sheerie Berjansky  
Tom Lamontagne Brock Karonitz, Solar City  
Nadine Curren

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for January 10, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF DECEMBER 6, 2016:** Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the December 6, 2016 meeting as printed.

**144 EAST MAIN ST – Sign:** Sunny Raja, owner of 144 East Main Street, was in attendance and reviewed his application for a sign for the notary and tag business he is opening in the existing motel office. It was the consensus of the members that they liked his Option 1. Mr. Raja stated that the post will be like the one shown in the picture of Option 1 and will be made out of wood and the size of the sign will be what is allowed by zoning which is 13.33 square feet. Steve VanOrmer stressed that the sign should not be glossy or shiny and Mr. Raja stated that he did already tell that to his sign maker. Mr. Raja stated that the sign will have lights shining on it from the ground up and the lights will only shine on the sign and will not shine in people’s eyes. The lights will also be hidden in the bushes and will not be able to be seen. Mr. Raja was reminded that he will need to work with the Zoning Officer and Building Inspector regarding the placement of the sign and the size and the height of the post and sign.

Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council accept the application of Sunny Raja, owner of 144 East Main Street, to install a sign as submitted and detailed on his picture designated as Option 1, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**128 MILLER ST – Solar Panels on Barn:** Nadine Curren, owner of 128 Miller Street, was in attendance with her contractor, Brock Karonitz from Solar City and reviewed her application for solar panels on the barn. Tom Lainhoff asked about the panels and Mr. Karonitz stated that these panels sit approximately 2-3” above the roof surface and that they are warrantied for 20-30 years. Mrs. Curren stated that the barn roof is at least 10 years old and Tom Lainhoff asked if the shingles were going to be replaced on the barn roof before they would be installing solar panels to which Mr. Karonitz stated that they inspected the structural aspects of the roof and they did

not need to be replaced yet. When asked how the roof would be replaced in the future because if the panels are warrantied for 20-30 years the roof would definitely need to be replaced before the panels were out of warranty, Mr. Karonitz stated that it is in their contract but Solar City would take them off, replace the shingles while the panels are stored at their facility and then reinstall the panels for a small fee. Mr. Karonitz explained the solar program and that the panels are installed at no cost to the homeowners and they lock in a reduced electric rate. Mr. Karonitz further stated that for this program the panels can be facing north or south and that additional panels are being installed on other roofs but if the homeowner were actually purchasing the panels, for the best economic benefit they would only want them to be facing the correct direction. Steve VanOrmer stated that he thought the homeowner would want the roof replaced prior to the solar panel installation and noted that there is nothing in the historic standards that the board must make decisions based on that would allow solar panels.

Dale Kaufman stated that he personally was in favor of solar panels and green energy and that the barn is set back from the roadway and that air conditioning units are visible. Steve VanOrmer stated that air conditioning units (other than window units) are reviewed by HARB and encouraged to be hidden.

Tom Lainhoff stated that he thought solar panels on a black or dark colored roof would be less noticeable than solar panels on their existing green roof.

Chris Lainhoff asked Mr. Karonitz if their company has a thin film solar panel or solar shingles available because the thin film solar panel installed on a matching color standing seam metal roof would make those types of solar panels barely visible. Mr. Karonitz stated that these options are not available until late 2017-2018 and would be more expensive to the homeowner.

Chris Lainhoff stated that he agrees with the positive impact that solar panels have on the environment but the duty of this board is to protect the Historic District and that homeowners could install solar panels where they are not visible from the roadway.

Steve VanOrmer asked if they had considered ground-mounted solar panels in the back yard where they are not visible from the roadway and Mr. Karonitz stated that their company does not do ground mounted or tilted solar panels.

Mrs. Curren stated that she wished to table this application so she could consider all of the options and discuss it with her husband who was unable to attend tonight's meeting.

**214 MILLER ST – AC Unit:** Tom Lamontagne, owner of 214 Miller Street, was in attendance and reviewed his application for an AC unit on the East side of his house that will be hidden behind shrubs.

Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council accept the application of Tom Lamontagne, owner of 214 Miller Street, to install an air conditioning unit on the East side of the house behind shrubs, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**19/21 SOUTH DECATUR ST – Replace Porch:** No one was in attendance for this application so it was tabled.

**37 EAST MAIN ST – Add Gate Across Driveway:** Stuart and Sheerie Berjansky, owners of 37 East Main Street, were in attendance and reviewed their application to install a wooden picket gate across their driveway. The gate will match the existing fence and will hang between the two existing posts of the existing fence. Following discussion, to accommodate the weight load and eliminate the gate sagging, Mr. Berjansky may use a small outdoor wheel caster, and/or install a diagonal brace and/or a large strap hinge.

Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Stuart and Sheerie Berjansky, owners of 37 East Main Street, to construct and install two wooden gates that will match the construction and style of the existing fence, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:** Jason Erb, owner of 215 Miller Street, was in attendance and stated that they need to install an addition onto their home to accommodate his grandparents who need to move in as soon as possible. He stated that they are not going to add an extra kitchen, just create a more open floor area that is wheelchair accessible. The addition will be a one-story addition on the driveway side of their home which will be a larger living room, master bedroom, bathroom and additional space for the existing dining room. The windows in the addition will match the existing windows and have the same spacing. Mr. Erb stated that the existing aluminum siding on the main house will need to be replaced with vinyl siding, the existing vinyl replacement windows in the main house will need to be replaced with vinyl replacement windows and the existing roof will need to be re-shingled with dark or black shingles.

Mr. Erb stated they are hoping the addition to be a one-story, 16' wide by approximately 50' deep addition. He also stated that they understand they need to work with PennDOT for permission to move the storm drain and driveway and they have made contact with them and they have stated they are going to assist them with the application process.

Members commended Mr. and Mrs. Erb for having such a beautiful front porch with unique architecture and added that the addition should be designed to complement their home.

Mr. Erb's began describing his plans for the addition and members expressed concern regarding the shallow roof line. Members worked together with Mr. Erb to draw up a proposal for him to take to his builder with a steeper roof line and having the addition stepped back from the original house. Mr. and Mrs. Erb agreed to have HARB members' assistance in coming up with some plans for them to consider for the addition and gave permission to the members to go on their property to obtain measurements to come up with suggestions.

Understanding the urgency of needing to move the process quickly due to their special unforeseen circumstances, it was the consensus to hold a special meeting on Monday, January 9, 2017 at 7:30 pm to consider their application.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Tom Lainhoff made a motion, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 9:15 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
MONDAY, JANUARY 9, 2017**

Members Present:     Tom Lainhoff                             Len Ferber  
                                 Steve VanOrmer                             Chris Lainhoff

Others Present:       Christine Shipman                             Jason & Deneen Erb  
                                 Rick Kauffman Sr.                             Rick Kauffman Jr.

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for January 10, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF JANUARY 3, 2017:** Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to approve the minutes of the January 3, 2017 meeting as printed.

**19/21 SOUTH DECATUR ST – Replace Porch:** Rick Kauffman Jr., owner of 19/21 South Decatur Street, and his father, Rick Kauffman Sr., were in attendance and reviewed the application to remove the existing concrete porch, roof and pillars and replace with new wood decking on concrete footers, replace the wood pillars in kind and a new asphalt shingle roof. Rick Kauffman Jr. stated this is necessary because the existing porch is cracking/settling and pulling the roof down with it. He also wants to remove the old concrete sidewalk leading onto the front porch and replace with a natural cobblestone walkway.

Tom Lainhoff asked if the applicant was planning to retain the polished stone pillow blocks that are under the pillars that would have been part of the original porch and added that they are a very nice feature and would like them to be preserved. Rick Kauffman Jr. stated that he was not planning on retaining them but would re-look at the design to see if they could be retained.

Chris Lainhoff asked about the wooden decking and stated that he recommended a skirt/fascia be installed on the bottom of the porch and use a 3/8” to 1/2” bead. In addition to being historically correct, this will also aid with keeping out critters. He also suggested pre-primed tongue and groove mahogany porch flooring for longevity be considered for the porch floor and that he believed that a painted porch floor will last longer and is more appropriate for the period of his home and also protects better against sun and UV damage.

When asked about the existing porch pillars, Rick Kauffman Jr. stated that they are in good structural shape but have been painted and scraped many times and he was planning to replace them. Steve VanOrmer stated that the old wood actually is better quality than new wood and that replicating the tapered posts would be expensive to which Rick Kauffman Jr. agreed that considering this information, he would refinish the existing posts.

Tom Lainhoff stated that he and several other members live close to the project and would be happy and willing to take a look at the project with him to come up with ways to retain the original beauty of the porch. Rick Kauffman Jr. stated he would contact them.

Steve VanOrmer stated that repairing the existing porch would not require a building permit but completely tearing down the existing porch and then rebuilding it would require a building permit. Chris Lainhoff suggested that possibly just sections of the porch need to be repaired and if Rick Kauffman Jr. would do some exploratory work he would be able to see the condition of the wood.

Rick Kauffman Jr. stated that he planned to match and replace the exact detail on the crown moldings with wood but would check the condition of the wood and clean up and repaint the old original wood where possible.

Rick Kauffman Jr. stated he would like to open up the underside of the porch ceiling and have it be a cathedral ceiling so he could hang lights on chains to light up the porch. While discussing this aspect, the applicant was reminded that doing this would make the plywood visible under the porch and Rick Kauffman Jr. stated that he would not like that and would like to install beaded board sheathing to make it look better. Chris Lainhoff stated that the original porch was enlarged some time ago and that opening up the underside of the porch could lead to some structural issues and he might not have a continuous beam across the length of the porch.

Rick Kauffman Jr. asked if he could table his application to allow him to do some investigation into the structural components of his porch and see how much deterioration exists. It was the consensus of the members to table this application at the applicant's request.

**215 MILLER STREET – Addition:** Jason and Deneen Erb, owners of 215 Miller Street, were in attendance and reviewed their application to install an addition on the side of their home. This application was discussed at the January 3, 2017 meeting under other business. Drawings of the proposed addition were provided to each member for their review. Mr. Erb stated that the trim and cornice will match the main house. Mr. Erb also stated that they planned to replace the aluminum siding on the entire home and install vinyl siding so the whole house and addition would match. Chris Lainhoff stated that it is the Board's policy that since aluminum siding is not very available and the closest in-kind replacement is vinyl siding that this would be an in-kind replacement. Mr. Erb also stated that his existing windows are replacement windows that are capped in aluminum and that he was going to be replacing all of the original house windows in-kind to match the windows in the addition. Chris Lainhoff stated that this is also an in-kind replacement windows because the existing windows are already vinyl replacement windows.

Chris Lainhoff and Steve VanOrmer expressed concern regarding the addition being as wide across as the original house and that the addition should not overpower the existing house and suggested making the addition smaller. Deneen Erb stated that the size of the addition was necessary to accommodate the roof pitch and their wheelchair accessible needs.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council accept the application of Jason & Deneen Erb, owners of 215 Miller Street, to construct an addition as submitted with the roof pitch matching the original house, the trim will match what is on the original house, follow the policy to allow the replacement of the aluminum

siding with the same size vinyl siding as an in-kind replacement, and to replace the existing vinyl replacement windows with vinyl replacement windows, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**106 EAST MAIN STREET – Renovations:** Chris Lainhoff, owner of 106 East Main Street, was in attendance and reviewed his application for renovations in detail. The proposed renovations include:

1. Removal of the wooden louvered storm door at the front door opening.
2. Replace the glass panes at the top of the front door and replace with wooden panels to match those below (this is a mid-20<sup>th</sup> century door and not original to the house).
3. Repair the existing louvered second floor shutters and replace the mid-20<sup>th</sup> century first floor shutters with solid panel shutters to match those shown on the historical photograph.
4. Replace the k-style front gutter with a painted 5" half round galvanized gutter and smooth round downspout.
5. Remove exterior storm windows and replace with interior versions.
6. Replace the concrete sidewalk leading to the side addition with a brick sidewalk.

Steve VanOrmer made a motion, seconded by Len Ferber to recommend Borough Council accept the application of Chris Lainhoff, owner 106 East Main Street, for the renovations as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Tom Lainhoff, Ferber and VanOrmer casting assenting votes. Member Chris Lainhoff abstained from voting because he is the applicant.

**APPROVE 2016 ANNUAL HARB REPORT:** Chris Lainhoff made a motion, seconded by Steve VanOrmer and passed unanimously to accept the 2016 Annual HARB Report and forward it to Borough Council.

**REORGANIZATION:** Chris Lainhoff nominated Tom Lainhoff for the position of Chairman. Steve VanOrmer nominated Len Ferber for the position of Vice Chairman. Hearing no other nominations, the appointments were made by consensus.

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Chris Lainhoff made a motion, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 8:50 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, FEBRUARY 7, 2017**

Members Present:     Tom Lainhoff                             Len Ferber  
                                 Steve VanOrmer                             Dale Kaufman  
                                 Dave Measel                                     Lori Troiano

Others Present:        Christine Shipman                             Rick Kauffman Jr.  
                                 Tony D’Alessandro                             Robin Stermer  
                                 Rebecca Keeney                                 Warren Keeney  
                                 Jon Knosp

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for February 14, 2017.

**WELCOME NEW MEMBER – LORI TROIANO:** Tom Lainhoff welcomed the new HARB member, Lori Troiano, and thanked her for her willingness to serve the community.

**PUBLIC COMMENT:** None.

**MINUTES OF JANUARY 9, 2017:** Steve VanOrmer made a motion, seconded by Dale Kaufman and passed unanimously to approve the minutes of the January 9, 2017 meeting as printed.

**11 EAST MAIN ST – Sign:** Rebecca and Warren Keeney, new tenants for the retail shop at 11 East Main Street, were in attendance and reviewed their application for a wooden sign that will be hung in front of their business.

Steve VanOrmer stated that HARB does recommend a molded edge or at least a border because it makes the sign appear to be more historically correct. Mrs. Keeney stated that they would consider that and had actually considered adding one before it was suggested.

Steve VanOrmer made a motion, seconded by Dale Kaufman to recommend Borough Council accept the application of Rebecca Keeney, new tenants at 11 East Main Street, to construct and install a sign as submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Tom Lainhoff, VanOrmer, Kaufman, Measel and Troiano casting assenting votes. Member Ferber abstained from voting because he is the rental agent for the property.

**19/21 SOUTH DECATUR ST – Renovate Porch:** Rick Kauffman Jr., owner of 19/21 South Decatur Street, was in attendance and reviewed his revised application to renovate the existing porch. He stated that as discussed at the last meeting, he did remove some boards from the roof and took photos of the interior structure. His new work plan is to remove the existing porch roof and construct a new stronger roof with a cathedral ceiling with decorative rafters spaced every 16 inches secured to a ledger board and exposed bead board on the inside. He plans to reuse as many materials as possible including the columns and plinth blocks. Steve VanOrmer advised Mr. Kauffman that if the porch is repaired rather than torn off completely and replaced that it



would not require a building permit. Tom Lainhoff and Steve VanOrmer discussed the option of using random-width beaded boards on the underside of the porch to match the boards that are in the middle portion of the porch that was the original porch.

Len Ferber made a motion, seconded by Dave Measel and passed unanimously to recommend Borough Council accept the application of Ricky Kauffman, owner of 19/21 South Decatur Street to renovate the front porch roof and pillars, to replace with new wood stained decking that will sit on 4-5 concrete footers, reuse the original pillars and plinth blocks, and use a beaded board when possible, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

**1 WEST MAIN STREET – Privacy Fence:** Robin Stermer and Jon Knosp were in attendance representing the owner of 1 West Main Street, Nick Whiteford. Robin Stermer stated that they are proposing a 6 foot high privacy fence matching the one they have to the rear of their property to be installed between the Creamery parking lot and 15 West Main Street and would replace the low picket fence in that location. Robin Stermer stated that they are proposing the privacy fence because they believe 15 West Main Street is an eyesore and is deteriorating.

Dale Kaufman stated that he likes the existing low picket fence. Tom Lainhoff stated that if their main reason is because the property is an eyesore, those issues can be addressed through the Borough property maintenance. Robin Stermer provided photographs of some of the exterior problems with the property at 15 West Main Street which include missing and/or falling off shutters, the wall bowing out and the wall deteriorating close to the ground. Mr. Knosp stated that he was one of the people that had a tour of the inside of the building and it is in bad shape.

Tony D'Alessandro stated that the property at 15 West Main Street has a historic easement on it through the Historic Preservation Trust. He stated that he was part of the group that originally restored that property and believes it is a beautiful structure and one of the oldest in town and that a privacy fence would block the building. Tom Lainhoff stated that hiding the problem makes it harder to see the problem and have it get repaired. Tom Lainhoff agreed to work with Tony D'Alessandro to work through the Historic Preservation Trust easement to have the property at 15 West Main Street repaired. They will contact the Borough if necessary to seek to pursue the property maintenance ordinance if necessary.

Considering the plans to have the property at 15 West Main Street repaired, Robin Stermer agreed to withdraw their application for a privacy fence at this time.

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Lori Troiano made a motion, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 8:10 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, MARCH 7, 2017**

Members Present:     Tom Lainhoff                             Len Ferber  
                                 Steve VanOrmer                             Dale Kaufman  
                                 Lori Troiano

Others Present:        Christine Shipman                             Glenn Nolt

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for March 14, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF FEBRUARY 7, 2017:** Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to approve the minutes of the January 9, 2017 meeting as printed.

**17 SOUTH DECATUR ST – Replace metal roof with asphalt shingles:** Glenn Nolt, owner of 17 South Decatur Street, was in attendance and reviewed his application to replace the existing metal roof on the main house with dimensional weathered wood colored asphalt shingles. Mr. Nolt stated that these shingles match what he has on his garage roof.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council accept the application of Glenn and Rosa Nolt, owners of 17 South Decatur Street, to replace the existing metal roof with dimensional weathered wood colored asphalt shingles as submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**8 WEST MAIN ST – Sign:** There was nobody in attendance to represent this application so it was tabled.

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Dale Kaufman made a motion, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, APRIL 4, 2017**

Members Present:     Tom Lainhoff                             Len Ferber  
                                 Steve VanOrmer                             Dale Kaufman  
                                 Lori Troiano                                     Dave Measel  
                                 Chris Lainhoff

Others Present:        Christine Shipman                             Claudio Avendano  
                                 Tomas Avendano

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for April 11, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF MARCH 7, 2017:** Len Ferber made a motion, seconded by Len Ferber to approve the minutes of the March 7, 2017 meeting as printed. Motion carried with members Tom Lainhoff, Ferber, VanOrmer, Kaufman, Troiano and Measel casting assenting votes. Member Chris Lainhoff abstained from voting because he was not in attendance for the meeting.

**8 WEST MAIN ST – Sign:** Claudio Avendano, new tenant at 8 West Main Street, was in attendance and reviewed his application for a sign for a tailor shop business.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Claudio Avendano, tenant at 8 West Main Street for a wooden sign for his tailor shop as submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Tom Lainhoff turned the meeting over to the Vice-Chairman, Len Ferber, because his son is the applicant for the next application.

**106 EAST MAIN ST – Back porch railing and gazebo:** Chris Lainhoff, owner of 106 East Main Street, was in attendance and reviewed his application to install a three board wooden railing around the existing back porch and down the stairs. He provided a photograph of a porch with a similar railing style he is planning to use. He plans to paint the porch railing to match the off-white trim of the house. He also submitted a drawing of a gazebo he plans to construct approximately 300’ back at the rear of the property and noted that it will be barely visible from the roadway and stated that it is being constructed of salvaged steeple materials he rescued from a dumpster.

Dale Kaufman made a motion, seconded by Dave Measel to recommend Borough Council accept the application of Chris Lainhoff, owner of 106 East Main Street, to install the back porch railing and construct the gazebo as submitted. Motion carried with members Ferber, VanOrmer, Kaufman, Troiano and Measel casting assenting votes. Member Chris Lainhoff abstained from

voting because he is the applicant and Tom Lainhoff abstained from voting because he is the father of the applicant and will be assisting in the project.

Len Ferber turned the Chair back over to Tom Lainhoff.

**OTHER BUSINESS:** Tom Lainhoff stated that he met with Benueel Fisher, the owner of 1 Miller Street, regarding in-kind repairs to his tenant's front door. Tom Lainhoff stated that he advised the owner to look at Barnyard Boys or a similar business for an in-kind replacement door and to apply at the office for an in-kind repair/replacement permit.

Tom Lainhoff stated that he was concerned with the condition of 54 West Main Street's main house. He stated that the new owners put a large addition on in 2015 and at that time they were advised of needed repairs to the main house which still exist which include lots of peeling paint, wood with no paint, shutters falling off and the porch. The staff was asked to send a friendly letter to them, giving them a month to advise of their timeframe to make or begin the necessary repairs.

Tom Lainhoff also stated that he was concerned that the porch railing and balusters at 116 East Main Street were never re-installed after the porch was repaired in 2006. Christine Shipman was asked to locate the original application and details from the minutes to forward to Tom Lainhoff.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 8:05 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, MAY 2, 2017**

Members Present: Tom Lainhoff Dale Kaufman  
Lori Troiano Dave Measel  
Chris Lainhoff

Others Present: Christine Shipman Meredith & Josie Scott

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for May 9, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF APRIL 4, 2017:** Dale Kaufman made a motion, seconded by Dave Measel and passed unanimously to approve the minutes of the April 4, 2017 meeting as printed.

**115 WEST MAIN ST – Screen Door:** Meredith Scott, owner at 115 West Main Street, was in attendance and reviewed her application for a wooden screen door.

Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council accept the application of Dan Weaver and Meredith Scott, owners of 115 West Main Street for a wooden screen door as submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Chris Lainhoff noted that the applicant had repointing questions on their application and stated that they would need to apply in the future with additional information. If they choose a lime and sand based mortar, no Portland cement, they can obtain a pre-approved permit with conditions to meet with their contractor prior to beginning the work and to approve a test area. Chris Lainhoff also stated that if they choose to use a different type of mortar, they would need to apply and have the application reviewed at a future HARB meeting.

**OTHER BUSINESS:** Tom Lainhoff stated that he would have preferred a friendlier, informal first letter to have been sent to 54 West Main Street requesting them to begin repairs and asked if that is the process that could be done for future properties. Chris Lainhoff also requested that the letter not use the title of Historic District Inspector so the property owners understand that property maintenance applies to all properties, not just those in the Historic District.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 8:05 p.m.

Respectfully Submitted,

Christine D. Shipman, HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, JUNE 6, 2017**

Members Present:	Tom Lainhoff Lori Troiano	Dale Kaufman Steve VanOrmer
Others Present:	Christine Shipman Michael J. Bertrand Andrew Nauman Jon Knosp	Jacob C. Bertrand Paul Bertrand Jason Erb

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for June 13, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF MAY 2, 2017:** Dale Kaufman made a motion, seconded by Lori Troiano and passed unanimously to approve the minutes of the May 2, 2017 meeting as printed.

**43 EAST MAIN ST – Change the shiplap siding on the addition to German clapboard to match the rest of the house:** Andrew Nauman, owner of 43 East Main Street, was in attendance and reviewed his application to change the shiplap siding on the addition on the northeast corner of the house to German clapboard siding to match the rest of the house. Mr. Nauman reviewed the process he has taken to paint both sides of the wood with a good oil-based primer and then apply the paint and was praised by the members for doing such a thorough job that will last a long time.

A motion was made by Dale Kaufman, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council accept the application of Andrew & Shelby Nauman, owners of 43 East Main Street to change the shiplap siding on the addition on the northeast corner of the house to German clapboard siding to match the rest of the house, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**15 WEST MAIN ST – Signs and remove porch rail/install ADA access ramp:** Michael Bertrand, Jacob Bertrand and Paul Bertrand, for The Smokestack LLC, owner of 15 West Main Street, were in attendance and reviewed their application to replace the existing sign over the door with one the same size that is made of wood and will have the lettering burned into it, to install an additional sign on a post similar to the Winery's sign that will also be made of wood and will have the lettering burned into it, to remove a section of the porch railing and install an ADA access ramp, and to do in-kind repairs. Michael Bertrand stated that the sign on the post will have a single additional hanger on it that they will change to indicate the special or to advertise one of their products such as brisket, pulled pork or ribs. The ramp will be made of wood.

Tom Lainhoff reminded the applicants that there is a Historic Preservation Trust easement on the façade of the property and that they also need their permission. Michael Bertrand stated that he

was aware of the façade easement and has been attempting to contact the Trust and has not had much luck but recently obtained a phone number for one of their board members.

Christine Shipman also stated that the applicants are aware that they also need approvals from the Zoning Hearing Board for the use because of not enough parking and for the additional sign. She noted that the Zoning Hearing is scheduled to be held on June 19, 2017.

Tom Lainhoff suggested, if approved by the Historic Preservation Trust, to keep the porch rail section stored safely somewhere such as in the attic for possible future use.

Michael Bertrand was unsure if the ramp would need a railing and was not sure what style he would like to use if one were required so it was agreed if the Building Code requires it to have a rail that he would come back to a future meeting.

A motion was made by Dale Kaufman, seconded by Lori Troiano and passed unanimously to recommend Borough Council accept the application of The Smokestack LLC, owners 15 West Main Street to install the signs and to remove the porch rail and install an ADA access ramp as applied, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**215 MILLER ST – Pool and deck:** Jason Erb, owner of 215 Miller Street, was in attendance and reviewed his application to complete the construction of an above-ground swimming pool and deck. He stated that the deck will be on the street side of the pool and he plans to install lattice on the pool skirting and he believed the railing around the deck was 36". It was noted that they began putting up the pool without a permit. Mr. Erb did not have written plans for the pool or deck because it is a used pool and deck that was given to them that is being relocated to their property.

Tom Lainhoff stated that the deck railing height will be regulated by the Building Code. He asked Mr. Erb if he would consider having the pool in his back yard but Mr. Erb stated that it is too wet in the back yard and that his neighbors have problems with the concrete deteriorating around their in-ground pool and he did not wish to lose his view of the farmland. Tom Lainhoff noted that he did not anticipate similar problems with the soggy ground damaging the pool because this is an above-ground pool.

Steve VanOrmer asked if Mr. Erb would consider installing a 6' wooden fence to hide the pool to which Mr. Erb stated that he would be in favor of that and that it also gives them privacy and that he would want it close to the pool and to extend from the edge of their property straight across to the driveway. Dale Kaufman suggested softening the fence with plantings, to which Mr. Erb agreed. Steve VanOrmer asked if Mr. Erb preferred a picket fence or a dog-eared fence and Mr. Erb stated that he would probably use a dog-eared fence. Steve VanOrmer stated that it should be stained opaque white to match the trim of the house.

Tom Lainhoff stated that he was uncomfortable with approving the application because we do not have drawings or plans.

A motion was made by Dale Kaufman and seconded by Lori Troiano to recommend Borough Council accept the application of Jason and Deneen Erb, owners of 215 Miller Street for the above-

ground pool and deck in its existing location and to install a 6' wooden dog-eared privacy fence next to the pool that will extend from the property line to the driveway, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Kaufman, VanOrmer and Troiano casting assenting votes. Member Lainhoff cast a dissenting vote.

**1 WEST MAIN ST – Exhaust vent:** Jon Knosp, contractor for the owners of 1 West Main Street, was in attendance and reviewed his application to put a hole in the brick wall on the East side of the Creamery and install an exhaust vent. He brought the exhaust vent for the members to see, which is 10 ½" X 13", has louvers and can be painted. Mr. Knosp stated that an exhaust vent is necessary in that area because of the heat generated by the waffle cone irons. He stated that he reviewed all options for the property and this is the best solution to the heat problem and have installed a similar one that vents out the back of the building and it works well.

Tom Lainhoff offered to look at the project with Mr. Knosp to see if there are any other options available. Mr. Knosp agreed to table his application and to meet with Tom Lainhoff at the site to review any other potential options.

A motion was made by Steve VanOrmer, seconded by Dale Kaufman passed unanimously to table the application for the exhaust vent at 1 West Main Street.

**OTHER BUSINESS:** Tom Lainhoff asked Christine Shipman to provide an update regarding the property maintenance violations at 54 West Main Street and 8-10 East Main Street. She stated that the Property Maintenance Inspector is working with the owner of 54 West Main Street and they have already begun to address some of the items in his letter. She also stated that the Property Maintenance Inspector is working with the Borough Solicitor regarding future steps for 8-10 East Main Street which include 8 East Main Street being condemned and this issue may be discussed at the next Borough Council meeting to discuss how to proceed with having the necessary repairs completed.

**PUBLIC COMMENT:** Michael Bertrand provided photographs of a sign that was recently installed at the Creamery which state "Parking for Strasburg Creamery Patrons Only – All others will be towed at vehicle owner's expense." Mr. Knosp was still in attendance and stated that this is a temporary sign. Christine Shipman advised him that it does need a Zoning Permit for the temporary sign and that a temporary sign can only be up for 30 calendar days per year. Mr. Knosp will have the owners apply for the permit.

**ADJOURNMENT:** Dale Kaufman made a motion, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 9:00 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary



**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
WEDNESDAY, JULY 5, 2017**

Members Present:	Tom Lainhoff	Len Ferber
	Dale Kaufman	Lori Troiano
	Steve VanOrmer	Dave Measel
	Chris Lainhoff	
Others Present:	Christine Shipman	Paul Bertrand
	Michael J. Bertrand	Jared Circio
	Kevin Adams	Jeremy Peifer
	Jon Knosp	

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for July 11, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF JUNE 6, 2017:** Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the minutes of the June 6, 2017 meeting as printed.

**144 & 148 EAST MAIN ST – Renovations:** Prospective buyers of these properties, Kevin Adams and Jeremy Peifer, were in attendance and stated that they are hoping to purchase the property in the middle of August and wanted to introduce themselves and discuss some future renovations they would like to do at the property. The improvements include: adding to the back of the roof to fix the water that collects on the flat roof, install updated heating and cooling systems in each room and remove the existing air conditioners that hang out the back, install new windows in the rear of the rooms, replace the exterior signs to reflect the new name and to paint the exterior to freshen up the look. They stated that they are currently in the hospitality business and intend to do a good job with this property to increase business. Chris Lainhoff suggested they pursue inexpensive pencil drawings from an architect to show what they plan to do with the roof to be reviewed at a future meeting before spending a lot of money on plans. Steve VanOrmer reminded the applicants that the members of HARB are a resource and are willing to meet individually with them to brainstorm ideas.

Chris Lainhoff asked what plans they had for 148 East Main Street and Mr. Adams and Mr. Peifer stated that they do not intend to make any changes to it.

Window types were discussed and Chris Lainhoff suggested utilizing small paned, 6 over 6 simulated divided light windows with an adhered grid on the inside and outside and to install some trim around the outside of the window. It was also suggested for them to place the main A/C unit in a discrete location and/or to put some bushes or fence around it.

The applicants were in agreement with their application being tabled at this time to allow them to come back to a future meeting with more detailed plans for the roof, windows, sign and A/C unit. They were advised that painting is not regulated by HARB.

Chris Lainhoff made a motion to table the application of Kevin Adams and Jeremy Peifer, prospective owners of 144 and 148 East Main Street, to allow them to come back to a future meeting with more detailed plans.

**15 WEST MAIN ST – Replace porch light:** Michael Bertrand and Paul Bertrand, for The Smokestack LLC, owner of 15 West Main Street, were in attendance and reviewed their application to replace the existing porch light with a Pennsylvania Railroad lantern that will be electrified. They provided photographs of the location and brought the lantern to the meeting.

A motion was made by Dale Kaufman, seconded by Lori Troiano and passed unanimously to recommend Borough Council accept the application of The Smokestack LLC, owners of 15 West Main Street to replace the porch light with a Pennsylvania Railroad lantern that will be wired for an electric light as applied, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**54 WEST MAIN ST – Remove shutters:** Prior to the meeting, the applicants advised that they were unable to attend the meeting and requested the application be tabled and that they anticipate attending the September 5, 2017 meeting. The Property Maintenance Inspector provided a report that the violations are not health and safety violations so it is not necessary to have the shutters removed prior to the meeting.

A motion was made by Chris Lainhoff, seconded by Dave Measel and passed unanimously to table the application for 54 West Main Street.

**1 WEST MAIN ST – Exhaust vent:** Jon Knosp, contractor for the owners of 1 West Main Street, was in attendance and reviewed his application to put a hole in the brick wall on the East side of the Creamery and install an exhaust vent. As discussed at the last meeting, Tom Lainhoff and Chris Lainhoff did meet with Mr. Knosp at the property to review the proposal.

Tom Lainhoff stated that he is recommending duct work be installed and run the exhaust vent out the rear of the building where it is not prominently visible. He also stated that he was concerned that the hole in the wall destroys the building.

Jon Knosp stated that the ceiling in that location is approximately 9 feet high and the duct work box would extend down approximately 10 inches. He was concerned with running the duct work in this location because it runs through the existing Candy Kitchen and there is duct work on one side and electric conduit in the middle. He also stated that the duct work cannot go into the basement because there are pipes below the waffle cone cooking area. He stated that he reviewed this project with other contractors and this is the only way it can be done.

Steve VanOrmer suggested that the vent be painted the same color as the bricks to blend in if it needs to come out on the North Decatur Street side of the building. He also stated that he believed this was a minimal intrusion, is reversible and does not destroy the building.

Dale Kaufman stated that air conditioning units and electric wiring is allowed in the Historic District and it is his opinion that this vent should be allowed.

Lori Troiano asked if the vent could be made with iron grates to match the other iron grates on that side of the building instead of the modern-looking louvers to which Mr. Knosp stated it could not.

Len Ferber stated that he believes the contractor is very qualified and researched the project with other professionals, the vent is paintable and needs to be installed for health reasons, the wall can be repaired and restored and the vent should be allowed to be installed in the location the applicant is proposing.

Chris Lainhoff stated that he believes there are other ways to vent the heat from the waffle irons that would be less intrusive.

A motion was made by Steve VanOrmer, seconded by Dale Kaufman to recommend Borough Council accept the application of Nick Whiteford, owner of 1 West Main Street to install a 10 ½" x 13" louvered vent on the North Decatur Street side of the building as applied and that the vent should be painted a color to blend in with the bricks, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 8 and 9. Motion carried with members Ferber, Kaufman, VanOrmer and Measel casting assenting votes. Members Chris Lainhoff, Tom Lainhoff and Troiano cast dissenting votes.

Tom Lainhoff stated that the applicant did not consult with any historic preservation contractors for their suggestions.

Len Ferber stated it is his opinion that Mr. Knosp's credentials are impeccable and he respects Mr. Knosp's opinion and he has done a lot of good work on the property in the past.

**OTHER BUSINESS:** Tom Lainhoff asked Christine Shipman to provide an update regarding the property maintenance violation at 8-10 East Main Street. She stated that 8 East Main Street has now been condemned and the Borough Manager is working with the Property Maintenance Inspector and the Borough Solicitor on an injunction.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 9:00 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, AUGUST 1, 2017**

Members Present: Tom Lainhoff Dale Kaufman  
Lori Troiano Steve VanOrmer  
Chris Lainhoff

Others Present: Christine Shipman Paul Bomba

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for August 8, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF JULY 5, 2017:** A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to approve the minutes of the July 5, 2017 meeting as printed.

**16 MILLER ST – Fence:** Paul Bomba, owner of 16 Miller Main Street, was in attendance and reviewed his application to replace the existing hedge privet beginning at the side of the house with 48 feet of a 6 foot high western red cedar framed lattice fence as shown in the photograph he attached to his application.

A motion was made by Dale Kaufman, seconded by Lori Troiano and passed unanimously to recommend Borough Council accept the application of Paul C. and E. Flere Bomba, owners of 16 Miller Street to replace the existing hedge privet beginning at the side of the house with a 6 foot high western red cedar framed lattice fence as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**124 SOUTH DECATUR ST – Replace asbestos roof with slate roof:** Chris Lainhoff, representing the Strasburg Heritage Society, owner of 124 South Decatur Street, was in attendance and reviewed the application to replace the existing asbestos roof with a slate roof. He stated that the roof has solid decking and they believe it originally had a slate roof. He added that they will come back to a future meeting with a revised application if they find evidence that the original roof was not slate when they begin removing the asbestos roof.

A motion was made by Dale Kaufman, seconded by Lori Troiano to recommend Borough Council accept the application of The Strasburg Heritage Society, owners of 124 South Decatur Street to replace the existing asbestos roof with a slate roof as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Tom Lainhoff, Kaufman, Troiano and VanOrmer casting assenting votes. Member Chris Lainhoff abstained from voting because he is the applicant.

**OTHER BUSINESS:** Tom Lainhoff stated that there is a court hearing at the Lancaster County Courthouse on Monday, August 7, 2017 regarding the condemnation of 8-10 East Main Street. He added that he was contacted by a prospective repointing contractor, Tom Groff, who was contacted by the owner about repointing 8-10 East Main Street. He stated that the contractor's

schedule is filled for the remainder of this working season but could consider doing the work next year but the property owner was concerned that would not be soon enough for the Borough. Tom Lainhoff stated that the repointing is not the structural and electrical issues that are the top priority for this property. Chris Lainhoff suggested the Borough consider requesting a signed contract from the property owner with the contractor to show commitment from both parties to address the repointing next year. Chris Lainhoff expressed his concern with a boat that was just parked behind 8-10 East Main Street and added that the condemned property should not become a parking lot and it is not a vehicle that is used for the construction project. He also noted that they began installing a fence without a permit. Christine Shipman stated that she believed the Borough Manager was already aware of the fence and had addressed that with the property owner.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Dale Kaufman, seconded by Tom Lainhoff and passed unanimously to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, SEPTEMBER 5, 2017**

Members Present:     Len Ferber                             Dale Kaufman  
                              Steve VanOrmer                     Chris Lainhoff

Others Present:       Christine Shipman             Pete Kingsley Sr.  
                              George Desmond

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 p.m. by Vice Chairman Len Ferber, 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, Lori Troiano and Dave Measel notified the office prior to the meeting that they were unable to attend the meeting. Len Ferber stated that the HARB recommendations from this meeting will be voted on at the next Borough Council meeting which is scheduled for September 8, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF AUGUST 1, 2017:** A motion was made by Dale Kaufman, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the August 1, 2017 meeting as printed.

**40 WEST MAIN ST – Sign:** Pete Kingsley Sr. and George Desmond, representing Wesley United Methodist Church at 40 West Main Street, were in attendance and reviewed the application to replace the two existing signs with one sign as shown in the documentation attached to the application.

A motion was made by Steve VanOrmer, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Wesley United Methodist Church, owner of 40 West Main Street to replace the existing two signs with the one sign as submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Dale Kaufman, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 7:45 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**October 3, 2017 – Meeting Canceled**

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, NOVEMBER 7, 2017**

Members Present:	Tom Lainhoff	Len Ferber
	Steve VanOrmer	Chris Lainhoff
	Lori Troiano	Dave Measel
Others Present:	Christine Shipman	Nick Whiteford
	Paul Bertrand	Jared Ciccio
	Jacob C. Bertrand	Mike Bertrand
	Jon Knosp	Kevin Adams
	Jeremy Peifer	

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for November 14, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF SEPTEMBER 5, 2017:** A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to approve the minutes of the September 5, 2017 meeting as printed.

**1 WEST MAIN ST – Fence:** Farrell D. Whiteford, owner of 1 West Main Street, was in attendance and reviewed his application to extend the fence along the property line between his property and 15 West Main Street with a matching fence.

When asked by Steve VanOrmer, Mr. Whiteford stated that the purpose of the fence is to block off his property line in the center of the existing right-of-way and that he did not discuss this proposal with the neighboring property owner. Steve VanOrmer stated that by extending the fence, he will be blocking off access to the neighbor's only two parking spaces in front of their garage. Mr. Whiteford stated that he pays for the property insurance, taxes and maintenance on the parking lot, and he has had some expensive repairs. He stated that he is trying to preserve his parking spaces because he does not have enough parking for his businesses. Steve VanOrmer stated that his personal opinion that he does not want to be a party to blocking Mr. Whiteford's neighbor's business, he recommends the neighbors get together to work it out and installing this fence is detrimental to his relationship with his neighbor. Len Ferber stated that this board only regulates the style and type of fence and the other issues do not have anything to do with this board. Chris Lainhoff stated that he agreed with Steve VanOrmer but the placement of a fence and consideration of the right-of-way is the responsibility of the Zoning Officer.

A motion was made by Len Ferber, seconded by Lori Troiano, to recommend Borough Council accept the application of Farrell D. Whiteford, owner of 1 West Main Street, to extend the fence along the property line and match the existing fence as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. The motion carried with members Tom Lainhoff, Ferber, Chris Lainhoff, Troiano and Measel casting assenting votes. Member VanOrmer cast a dissenting vote.



**144/148 EAST MAIN ST – Renovations:** Kevin Adams and Jeremy Peifer, owners of 144/148 East Main Street, were in attendance and reviewed their application to remove the old a/c units from the motel back walls and install new split units to heat and cool, install new windows where the old a/c units were, new siding for the back of the rooms (right side of motel), paint the sides of the log cabin home and convert the building behind 148 East Main Street to the office. They are also working with an architect to come up with some options for changing the roof.

Chris Lainhoff stated that it is his opinion that a good example of a converted roofline would be across the street at the Speckled Hen. He suggested that the owners come up with some preliminary ideas and come back to a future meeting for them to be reviewed. Tom Lainhoff stated that non-masonry painting is no longer regulated by HARB and they can proceed with painting as desired without any additional permits.

Mr. Adams and Mr. Peifer stated that they want the project to be done all at once and planned to possibly close down the motel in January and February 2018 to complete the improvements. They asked that their application be tabled to allow them to come up with some preliminary ideas for the roof and come back to a future meeting for the entire project to be reviewed.

**OTHER BUSINESS:** Paul Bertrand, 15 West Main Street, stated that they have been having some problems with the edges of their wooden front porch being damaged from deliveries and asked for advice for repairing it. Tom Lainhoff stated that the boards can be replaced in-kind with a permit. Steve VanOrmer suggested considering installing angle iron underneath to support the lip, and to paint the angle iron to match the porch. The owners of 15 West Main Street also asked about lighting for their sign to which they were advised if the lights cannot be seen from the roadway, they are not regulated by HARB.

Regarding 8-10 East Main Street, Tom Lainhoff reported that the Borough is currently waiting on a report from the property owner's engineer who reviewed the structural improvements. He also reported and showed photographs of anchors that were installed on the East Wall and stated that they are not appropriate anchor plates and stated that there are commercial anchor plates that resemble stars that should be used. He also stated that he talked with Tom Groff, the masonry contractor who is being considered by the owner of 8-10 East Main Street to do the repointing. Mr. Groff stated that he advised the property owner that he would consider the job of repointing using the scope of work decided upon by the property owner but that he would only use the specifications set by HARB to do the repointing. Tom Lainhoff added that the contractor is still working on the health and safety issues that warranted the property to be condemned and that there are additional outstanding issues to be addressed.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Len Ferber, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, DECEMBER 5, 2017**

Members Present:     Tom Lainhoff                     Steve VanOrmer  
                                 Chris Lainhoff                     Dale Kaufman  
                                 Dave Measel

Others Present:        Christine Shipman                     Elam King

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 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 on at the next Borough Council meeting which is scheduled for December 12, 2017.

**PUBLIC COMMENT:** None.

**MINUTES OF NOVEMBER 7, 2017:** A motion was made by Dave Measel, seconded by Steve VanOrmer and passed unanimously to approve the minutes of the November 7, 2017 meeting as printed.

**104 EAST MAIN ST – Garage Renovations:** Elam King, owner of 104 East Main Street, was in attendance and reviewed his application to for renovations to the existing garage behind his house. Mr. King stated that his insurance company wants him to make repairs to the garage quickly due to some rotten wood. His original application was to install either vinyl or metal siding over the existing T-111 but he stated that he also considered using cypress wood siding because that is what he uses at work. He is also seeking to install two Mid America Vantage white garage doors with Somerton Arch style windows and decorative hinges, install metal soffit and fascia on the gables and eaves, install new vinyl windows in the existing windows and add new vinyl windows in each gable of the garage for additional light, install new entry doors with a 9 panel window and to fix the top course of each chimney on the house.

Steve VanOrmer asked about the wood siding and suggested that it be installed vertically and noted that he believed that would look really good and not be a lot of additional cost. Tom Lainhoff stated that some of the gutters and spouting has come off the building and that the building needs to have gutters and spouting to keep the water from deteriorating the structure, to which Mr. King was agreeable. The windows in the garage door were discussed and Chris Lainhoff stated that the arched garage door makes it look more like a garage door where either rectangle windows or no windows would make it look more like a barn. Mr. King was agreeable to consider all options for the windows and for the siding.

It was noted that the garage was built in the 1970's, is a modern outbuilding, sits far back from the roadway and is currently covered with T-111 (which is not a historic building material), and that is why the board is considering the material options for the renovations to the garage.

A motion was made by Steve VanOrmer, seconded by Chris Lainhoff, to recommend Borough Council accept the application of Elam King, owner of 104 East Main Street, for renovations to his garage to include: 1) Install either vinyl, metal or wood siding over the existing T-111, 2) install two Mid America Vantage white garage doors with either rectangle, arched or no windows with long

more realistic looking decorative strap hinges and keyed locks, 3) install metal soffit and fascia on gables and eaves, 4) install vinyl windows in existing window openings and add in each gable of garage, 5) install new entry doors with 9 panel windows, 6) add downspouts and gutters, and 7) to fix the top course of each chimney on the house, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Dale Kaufman, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 8:15 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary