

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, APRIL 3, 2018**

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

Others Present: Christine Shipman Eldon Stoltzfus
 Jeff Taylor Kaitlyn Jordan
 Nick Ferretti Steve Hess
 Bonnie Good

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. 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 10, 2018.

PUBLIC COMMENT: None.

MINUTES OF MARCH 6, 2018: A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to approve the minutes of the March 6, 2018 meeting as printed.

314 MILLER ST – Replace garage doors: Jeff Taylor, owner of 314 Miller Street, was in attendance and reviewed his application to remove the existing garage doors and replace them with white HAAS 2580 raised panel garage doors with no windows.

A motion was made by Dale Kaufman, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council accept the application of Jeff & Terry Taylor, owners of 314 Miller Street, to replace the existing garage doors with the white HAAS 2580 raised panel garage doors with no windows as presented, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

2 S DECATUR STREET AND 2 E MAIN STREET – Signs: Eldon Stoltzfus, representing Adaptable Resources LLC who is the owner of 2 South Decatur Street and 2 East Main Street, was in attendance and reviewed his application to replace the existing signs with new signs and provided detailed photographs of the existing signs and proposed signs.

A motion was made by Len Ferber, seconded by Dave Measel and passed unanimously to recommend Borough Council accept the application of Adaptable Resources LLC to replace the existing signs at 2 South Decatur Street and 2 East Main Street with the new signs as presented with the notes that the letters will be large enough to fill the sign area, to possibly include a font to appear 3-D, to approve the addition of the new tenants’ names on the multi-sign which will be done in the same font and the option to add a frame to the multi-tenant signs, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

124 S DECATUR STREET – Replace roof: Chris Lainhoff, representing the Strasburg Heritage Society who is the owner of 124 South Decatur Street, was in attendance and reviewed

his application to amend their previous application to replace the existing asbestos roofing with wood shingles or fiberglass instead of the previously-approved slate because they found evidence that the original shingles were wood shingles. He stated that due to the expense, they may need to install fiberglass.

A motion was made by Dale Kaufman and seconded by Lori Troiano to recommend Borough Council accept the application of The Strasburg Heritage Society at 124 South Decatur Street to replace the existing roof with either fiberglass or wooden shingles as presented, 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, VanOrmer, Troinao, Measel, and Kaufman casting assenting votes. Member Chris Lainhoff abstained from voting because he is representing the owner.

218B MILLER ST – Change Siding: Steve Hess and Nick Ferretti, representing the Strasburg Jaycee Park, the owner of 218B Miller Street, were in attendance and reviewed their application to replace the existing T-111 siding. Mr. Hess reviewed the quotes he received for the siding replacement which included:

- * 28 gauge steel siding, soffit, fascia and gutters - \$21,000
- * Red cedar wood siding - \$40,000
- * Hardiboard - \$65,000

Mr. Hess stated that the board would like to install the steel siding because the Jaycee Park is a volunteer organization with a limited budget, the steel siding has a 30 year paint warranty and will not require any maintenance for a long time, the heavy gauge steel will hold up to the wear and tear and the children in the park and the squirrels cannot climb up the metal which will reduce their expenses to repair the solar panels. He stated that a wooden siding will need to have a wood preservative applied about every five years and the hardiboard is the most durable but the most expensive and will also need to be repainted every five years.

Tom Lainhoff stated that after 30 years the steel siding will also need to be repainted every five years.

Steve VanOrmer suggests a dark color in a flat sheen (not glossy) be used.

Dale Kaufman stated that the barn does sit back from the road and that the steel will look as nice or nicer than the existing T-111 siding and agreed that a dark color would look good.

Len Ferber stated that the existing T-111 siding is not the original siding on the barn.

Lori Troiano asked if they planned to make changes to the existing garage door and Steve Hess stated that they would possibly be replacing it or painting it.

Chris Lainhoff stated that he understands the issue with the organization being a volunteer organization with limited funds because of his involvement with the Strasburg Heritage Society and was concerned with adhering to the Standards. He stated that he believed AB Martin may have a metal board and batten siding that would look more like wood instead of the standard metal siding, but he understands that it will probably cost more. He agreed to obtain information and provide it to them regarding this product for their consideration.

A motion was made by Dale Kaufman and seconded by Len Ferber to recommend Borough Council accept the application of Strasburg Jaycee Park at 218B Miller Street to replace the existing T-111 siding with steel siding with a flat finish (not glossy), which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Ferber, VanOrmer, Troinao, Measel, and Kaufman casting assenting votes. Members Tom Lainhoff and Chris Lainhoff cast dissenting votes.

OTHER BUSINESS: Kaitlyn Jordan, owner of 20 Miller Street, was in attendance and reviewed the information she submitted to install a ductless air conditioning system to her home. This is a preliminary review of her application because the application was not submitted in time to be on the agenda. She stated that the compressor unit and some of the piping will be placed to the rear of her home which is not visible from the roadway but two sections are necessary on the side of her home in order to adequately cool the entire house. She provided samples of the capping material that will cover the piping. Dale Kaufman stated that he felt this was a better alternative than five or six window units. Tom Lainhoff suggested the capping material be in a color to match the color of the brick to make it blend in but added that if that color is not available to use either brown or tan.

Tom Lainhoff stated that at a recent a meeting with representatives of 8-10 East Main Street, the contract stated that the owner intended to remove the heat, electric and plumbing and would install them when he obtained a tenant. In light of the building being vacant and Section 506 of the Strasburg Borough Historic District Ordinance, Tom Lainhoff provided each member with a copy of Preservation Brief #31 to review and asked them to come back to next month's meeting with a list of items to recommend to be required to be completed.

PUBLIC COMMENT: None.

ADJOURNMENT: A motion was made by Chris Lainhoff, seconded by Lori Troiano and passed unanimously to adjourn the meeting at 8:50 p.m.

Respectfully Submitted,

Christine D. Shipman
HARB Secretary