

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, MAY 1, 2018**

Members Present:     Tom Lainhoff                             Len Ferber  
                                 Steve VanOrmer                             Dale Kaufman

Others Present:        Christine Shipman                             Kaitlyn Jordan  
                                 Trevis Nickel                                     Kenneth Buddra  
                                 Dan Weaver                                      Meredith Scott  
                                 Ryan Dagen                                        Tony D’Alessandro  
                                 Rick Kauffman

**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 May 8, 2018.

**PUBLIC COMMENT:** Tony D’Alessandro asked for a status of the improvements to 8-10 East Main Street. Tom Lainhoff stated that he has been included in meetings between Borough representatives and the contractor to track the progress of the project. He stated that the priority has been stabilizing the East wall. One of the components of stabilizing the East wall included removing the second-floor fireplace and chimney that has been unsupported since the 19<sup>th</sup> Century when the first floor fireplace was removed. He stated that the progress is slow but it is progress.

**MINUTES OF APRIL 3, 2018:** A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to approve the minutes of the April 3, 2018 meeting as printed.

**20 MILLER ST – HVAC piping:** Kaitlyn Jordan, owner of 20 Miller Street, was in attendance and reviewed her application to install HVAC piping on the side of her home. This application was preliminarily discussed at last month’s meeting. She did check with the company regarding other colors for the capping material and she has decided that she would like it to be brown.

A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Kaitlyn Jordan, owner of 20 Miller Street, to install ductless air conditioning piping on the side of her home as presented which will be covered with a brown capping material, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**141 EAST MAIN STREET – Fence:** Ryan Dagen, owner of 141 East Main Street, was in attendance and reviewed his application to install a 3’ high white wooden fence along the back side of the property line, which will match the Charter Homes’ Development fence. He provided a photograph of the proposed fence.

A motion was made by Dale Kaufman, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council accept the application of Ryan and Janae Dagen, owners of 141 East Main Street, to install a wooden fence along the back side of the property as proposed, which is in

accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**2 MILLER STREET – Remove stucco and restore brick:** Trevis Nickel, representing Swan Real Estate LLC who is the new owner of 2 Miller Street, and his architect, Kenneth Buddha, were in attendance and reviewed the application to remove the stucco and restore the brick. Tom Lainhoff stated that this building is one of the finest structures in Lancaster County. Tom Lainhoff offered the volunteer consultant assistance of the members of the Board and encouraged him to bring preliminary ideas to the Board as he continues with the restoration. Steve VanOrmer suggested they do some exploration stucco removal areas to determine the condition of the brick. Tom Lainhoff reviewed the permit process for repointing and pointed out that only lime mortar is permitted.

A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Swan Real Estate LLC, to remove the exterior façade with the condition that other repair work will be discussed with HARB, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 5.

**115 WEST MAIN ST – Fence:** Meredith Scott and Dan Weaver, owners of 115 West Main Street, were in attendance and reviewed their application to install 22-23 feet of white picket fence at the front of the side yard. They proposed a vinyl fence because they were concerned with how it would weather. Tom Lainhoff stated that HARB does not approve new plastic fences. Steve VanOrmer stated that a wooden fence will hold up and Dale Kaufman stated that vinyl fences get brittle. Meredith Scott asked if they would be able to allow a wooden fence to weather before they paint it, to which Steve VanOrmer stated that we actually recommend the wood to weather prior to it being painted. The applicants were agreeable to change their application to install a wooden fence instead of the vinyl fence.

A motion was made by Dale Kaufman, seconded by Len Ferber and passed unanimously to recommend Borough Council accept the application of Meredith Scott and Dan Weaver, owners of 115 West Main Street, to install a wooden fence as proposed, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**230 MILLER ST – Shed roof:** Jack Diffendarfer, owner of 230 Miller Street, was in attendance and reviewed his application to change the roof material for his previously-approved shed to a metal roof from a shingled roof.

A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council accept the application of Jack Diffendarfer, owner of 230 Miller Street, to change the roof material from shingles to metal as proposed, 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 – Chimneys:** Rick Kauffman, owner of 19/21 South Decatur Street, was in attendance and reviewed his application to replace the existing block chimneys with brick chimneys. He stated that the chimneys will be non-functioning because he is installing a heating system with exhaust fans. He is applying for Strasburg Restoration & Preservation funds.

A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Rick Kauffman, owner of 19/21 South Decatur Street, to remove the block chimneys and replace them with brick chimneys 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 Len Ferber, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 8:30 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary