

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, OCTOBER 2, 2018**

Members Present:     Tom Lainhoff                             Len Ferber  
                                 Chris Lainhoff                             Lori Troiano  
                                 Dale Kaufman

Others Present:        Christine Shipman                     John R. Whiteside  
                                 David Jay Petersheim

**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 that is scheduled for October 9, 2018.

**PUBLIC COMMENT:** None.

**MINUTES OF SEPTEMBER 4, 2018:** A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to approve the minutes of the September 4, 2018 meeting as printed.

**29 WEST MAIN ST – Roof:** David Jay Petersheim, contractor representing the owner of 29 West Main Street, was in attendance and reviewed his revised application to install new roof trusses over the existing roofs to the back building, incorporating several roof lines. He provided two options for consideration.

Chris Lainhoff stated that these new plans that show hardiboard in the gables, and noted that at previous meetings, he indicated that they would either match the existing siding or fill in with brick. Chris Lainhoff suggested that if they are putting brick in to set the bricks back so when they remove the form brick from the rest of the building (that is already starting to fall off) that the new bricks will line up correctly. Mr. Petersheim stated that he could use flashing and fill it in with bricks that are set back.

Chris Lainhoff stated that he was in favor of Plan 3 with the revision to save the existing roof on the East end and bring the new roof up to it with a valley and to retain the existing brick. Mr. Petersheim stated that he did not believe that the roofline could accept a valley.

A motion was made by Len Ferber, seconded by Dale Kaufman, to recommend Borough Council accept the application of Hometown Home Improvements for 29 West Main Street, to install new roof trusses over the existing roof following submitted Plan 3 with the change that the gable end will be set back brick with flashing, 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, Kaufman, Troiano and Tom Lainhoff casting assenting votes. Member Chris Lainhoff cast a dissenting vote noting that he appreciates the brick work but is opposed to the plan because he wanted the East roofline retained.

**8-10 EAST MAIN STREET HARB VIOLATION:** Tom Lainhoff reported that a meeting was held with Borough representatives and the property owner of 8-10 East Main Street to discuss the project's progress. He reported that at that meeting, the property owner stated that he received a

letter from the court within the original 90 day court window stating that all of the issues were addressed satisfactorily. This was the first time that Borough representatives heard this and had not received a copy of that letter. After that meeting it was found that this was not a true statement and the only correspondence that was sent to the property owner by the court was a notice that he did not comply with the court order, and is still not in compliance. Tom Lainhoff also reported that the Borough began working with a Vacant Property Program through the Lancaster County Housing and Redevelopment Authority.

Tom Lainhoff stated that he wants to be sure that a complete list of the necessary work to be done is on record with the Borough to be attached to the title of the building so any potential buyer is aware of all of the issues. He noted that there will be two lists, one containing issues that HARB can address and the second list he will file a complaint as a private citizen for issues that HARB cannot address.

Tom Lainhoff read a preliminary list of the deficiencies he noted and stated that he will complete a detailed list with photographs to submit to the Borough.

Chris Lainhoff stated that he would like to find a way for the Borough to notify the auctioneers, realtors and/or potential buyers of property maintenance violations. Len Ferber stated that is a question during settlement and Chris Lainhoff stated that sellers are not always honest. Len Ferber stated that the only way it can be guaranteed is to file the violation as a public record.

A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to work with the Borough Manager to determine the best course of action to file a Property Maintenance Violation and/or a Strasburg Borough Historic District Ordinance Violation against the property at 8-10 East Main Street, using a detailed list which will be submitted by Tom Lainhoff, and to have the violation recorded as public record.

**OTHER BUSINESS:** None.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 8:35 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary