

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

Members Present:     Chris Lainhoff                     Steve VanOrmer  
                              Dale Kaufman                     Lori Troiano

Others Present:       Christine Shipman             Kevin Adams  
                              Jeremy Peifer

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 p.m. by Acting Chairman Chris Lainhoff, followed by the salute to the flag. Chris Lainhoff stated that the HARB recommendations from this meeting will be voted on at the next Borough Council meeting which is scheduled for January 9, 2018.

**PUBLIC COMMENT:** None.

**MINUTES OF DECEMBER 5, 2017:** A motion was made by Dale Kaufman, seconded by Steve VanOrmer and passed unanimously to approve the minutes of the December 5, 2017 meeting as printed.

**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 AC units from the motel West wall and install new split units to heat and cool, install new windows where the old AC units were, replace the siding, install timber posts on the front of the building, replace the mansard roof and convert the building behind 148 East Main Street to the office (install a door and replace the roof). They are considering replacing the rubber roof on the motel in-kind. They stated that the motel is currently closed to allow for this renovation work.

Mr. Adams and Mr. Peifer originally proposed metal siding and metal roofing but following discussion, they agreed that using a variety of textures will give the building a more welcoming appearance. The applicants and members researched material options online and all agreed that the textured metal the applicants liked would be best on the mansard roof and the West wall and should be standing seam (AB seam). The applicants would like to apply for wooden board and batton siding on the East and North sides of the motel but will also research other options and if they choose to apply for a different material, they will come back to a future meeting. The timbers on the East were discussed and Steve VanOrmer and Chris Lainhoff stated that the best solution is to use rough cut timbers instead of capping because the capping will fail over time due to exposure to the elements and will cost more in labor, but it was agreed to offer the option to utilize either option the applicants.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Kevin Adams and Jeremy Peifer, owners of 144/148 East Main Street, for renovations to the motel to include: 1) replace the existing AC units on the West wall with vinyl divided light windows with the grids between the glass, 2) install mini split AC units, 3) replace the siding on the West wall with textured metal ABM panel siding, 4) replace the siding on the East and North walls with wood board and batton siding, 5) replace the existing wood shingle roof with standing seam (AB seam) non-textured metal roofing, 6) replace the existing support posts on the East side with timbers as shown on their plan which will be either true

timbers or wrapped posts, 7) replace the existing windows on the East side with vinyl divided light windows with the grids between the glass, and to convert garage building to the rear of the property to the office by installing a new door as proposed and replace the roof with either ABM or standing seam (AB seam) non-textured metal roofing, 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 Lori Troiano and passed unanimously to adjourn the meeting at 9:05 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, FEBRUARY 6, 2018**

Members Present:     Tom Lainhoff                             Len Ferber  
                                 Chris Lainhoff                             Steve VanOrmer

Others Present:       Christine Shipman                     Merlin Andrew  
                                 Nick Ferretti                             Steve Hess

**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 February 13, 2018.

**PUBLIC COMMENT:** None.

**MINUTES OF JANUARY 2, 2018:** A motion was made by Len Ferber, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the January 2, 2018 meeting as printed.

**218B MILLER ST – Change Siding:** Nick Ferretti and Steve Hess, representing the Jaycee Park, were in attendance and reviewed their application to change the siding on the barn. Mr. Hess stated that the existing T-111 siding is deteriorating and rotting at the bottom and the siding on the East side of the building is buckling and falling off. They stated that they pride themselves and receive compliments for having a beautiful park and want to replace the siding. They also stated that the existing siding will need to be removed back to the framing to keep the siding behind the trim boards.

Mr. Hess and Mr. Ferretti stated that they have researched siding and would like to install 3' wide steel (possibly textured) siding for many reasons which include:

\* Squirrels can climb up the wood and caused approximately \$6,000 in damage to the solar panels this past year.

\* There are approximately 8,000 visitors to the park annually and they have problems with vandalism and people who do not take care of the park and they believe this type of siding will have good durability.

\* They have received two estimates so far for the steel siding, one for \$20,000 and one for \$13,250 (they need to verify the scope of work). They believe this is the most cost-effective material choice.

Steve VanOrmer asked if they considered hardiboard and Mr. Hess stated that they did put hardiboard on part of the pavilion and it is expensive. Chris Lainhoff stated that he was concerned that the steel siding would not have good durability because of balls or rocks being thrown and denting it.

Tom Lainhoff stated that while he understands the reasons the Jaycee Park wants to install metal siding, the Secretary of the Interior's Standards for Rehabilitation do not allow HARB to approve replacing wooden siding with metal siding. He stated that the existing T-111 siding has

been on the barn for approximately 40 years and he believes it would have lasted longer if it would have been painted. He noted that all types of siding need maintenance.

Steve Hess stated that they cannot afford to keep repainting tongue and groove wooden siding. Board and batton siding was discussed and Steve VanOrmer explained the option of allowing it to weather which does not require painting.

Steve VanOrmer stated that the least expensive option would be for them to patch/repair/replace the deteriorated sections of the existing T-111. Steve Hess stated that they do not want to just repair the bad sections, they want to replace all of the siding at one time. Chris Lainhoff stated that the board is required to vote based on the Standards and we have to be concerned with setting precedence.

Steve VanOrmer suggested using rough cut poplar or hemlock wood, which would be less expensive. Nick Ferretti stated that because this property is open to the public, they may not be able to use rough cut wood due to liability reasons.

Steve Hess stated that they will obtain prices on board and batton siding and will bring samples of steel siding to a future meeting for action.

**11 EAST MAIN ST – Sign:** Merlin “Keith” Andrew, new tenant at 11 East Main Street, was in attendance and reviewed his application to install a sign and provided a sketch of his proposal. Mr. Andrew stated that the sign he is proposing will be flat colors and not glossy.

Tom Lainhoff encouraged him to work with the Zoning Officer and to consider the largest sign allowed by zoning. Chris Lainhoff stated that the board standardly suggests including a raised border but noted that it may be more difficult with this sign design. Mr. Andrew stated that he may consider utilizing a different sign maker to make a hand painted sign with a raised border and depending on the allowed sign size, he may consider including the additional hanging piece at the bottom as shown on the drawing.

A motion was made by Chris Lainhoff and seconded by Steve VanOrmer to recommend Borough Council accept the application of Merlin Keith Andrew, new tenant at 11 East Main Street, for a sign as proposed with a flat finish or a hand painted sign with the same design, preferably with a raised border, with or without the additional hanging piece, 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, Chris Lainhoff and Steve VanOrmer casting assenting votes. Member Len Ferber abstained from voting because he is the rental agent for the property.

**APPROVAL OF 2017 ANNUAL REPORT:** A motion was made by Len Ferber, seconded by Tom Lainhoff and passed unanimously to accept the 2017 annual report and forward it to Borough Council.

**OTHER BUSINESS:** Tom Lainhoff stated that an in-kind permit to repair the chimney tops was issued to 8-10 East Main Street.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to adjourn the meeting at 8:40 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, MARCH 6, 2018**

Members Present:     Tom Lainhoff                             Len Ferber  
                                 Chris Lainhoff                             Steve VanOrmer  
                                 Lori Troinao

Others Present:        Christine Shipman                             Kevin Adams  
                                 Jack Diffendarfer

**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 March 13, 2018.

**PUBLIC COMMENT:** None.

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

**218B MILLER ST – Change Siding:** Tom Lainhoff stated that the applicant contacted the office prior to the meeting and asked that their agenda be tabled until the April 3, 2018 meeting.

**230 MILLER ST – Shed:** Jack Diffendarfer, owner of 230 Miller Street, was in attendance and reviewed his application to remove an existing shed on his property and construct a new pole-style shed that will have pine rough cut siding and brown asphalt shingled roof to match the house. He stated that the door will either be a double barn door or a sliding door made out of pine wood. He also is considering adding an older-style window. Mr. Diffendarfer stated that he considered sealing the wood and Chris Lainhoff suggested using a breathable finish so the sealer doesn't trap moisture and to install gutters which will keep the water from splashing on the siding and causing it to deteriorate faster.

A motion was made by Chris Lainhoff, seconded by Lori Troiano and passed unanimously to recommend Borough Council accept the application of Jack Diffendarfer, owner of 230 Miller Street, to remove the existing shed and replace with the new shed as presented, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**144/148 EAST MAIN ST – Siding and fence:** Kevin Adams, co-owner of 144/148 East Main Street, was in attendance and reviewed his application to install vertical, commercial grade vinyl board and batton siding on the east side of the motel under the roof on the wall next to the room doors at 144 East Main Street. They are also proposing to install a wooden privacy fence behind 148 East Main Street. Photographs of their proposals for both the siding and fence were submitted with their application.

Kevin Adams stated that the existing siding under the motel roof that they are proposing to change is vinyl siding. Tom Lainhoff stated that if they are proposing to replace the existing

vinyl siding with vinyl that it is an in-kind replacement. Mr. Adams also stated that the end of the motel facing East Main Street will remain wood and will be repainted.

Chris Lainhoff suggested the fence be stained, and Mr. Adams stated that they probably would be staining it.

A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to recommend Borough Council accept the application of Kevin Adams and Jeremy Peifer, owners of 144/148 East Main Street, to replace the existing vinyl siding under the overhang on the east side of the motel at 144 East Main Street with vertical vinyl board and batten siding as presented and to install a highboard wooden fence behind the log house at 148 East Main Street as presented, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:** Tom Lainhoff stated that a meeting is being held this week with representatives from the Borough and 8-10 East Main Street to come up with a plan for the project.

Tom Lainhoff stated that May is Historic Preservation Month and suggested the board hold a workshop-type event and invite the public. Ideas for inclusion at the workshop included windows, painting, roofing, repointing and architectural styles were discussed. Christine Shipman will contact Suzanne Stallings from Lancaster City to see if they have done this type of event in the past. It was the consensus to table this item, do some more research and come back to a future meeting to discuss it further.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to adjourn the meeting at 8:40 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**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

**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

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, JUNE 5, 2018**

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

Others Present:        Christine Shipman                     Robert C. Howe Jr.  
                                 Porter Stevens, LCPC                 April Howe

**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 June 12, 2018.

**PUBLIC COMMENT:** None.

**MINUTES OF MAY 1, 2018:** A motion was made by Dale Kaufman, seconded by Steve VanOrmer and passed unanimously to approve the minutes of the May 1, 2018 meeting as printed.

**24 MILLER ST – Fence:** Robert and April Howe, owners of 24 Miller Street, were in attendance and reviewed their application to install a 4 foot composite privacy fence. They brought samples of the material which is called Veranda and is made of recycled wood and plastic.

It was the consensus of the members that this composite material really looks like wood. The applicants stated that they were thinking of installing the boards horizontally because it reduces the amount of wasted material. Tom Lainhoff stated that historically, fences were not all horizontal but would rather have one or two of the bottom boards horizontal and the remaining boards vertical. This was to reduce the amount of water that gets pulled into the fence board from the end of the board. April Howe stated that the boards come in 69” lengths. It was discussed that if one board is installed horizontally at the bottom and then the boards cut in half and installed vertically, they would be able to use the entire boards and achieve the same height they desired. The applicants were agreeable to installing one board horizontally and then having the remaining boards vertically and Mr. Howe stated that he may cut dog ears or pickets at the top of the boards. Mrs. Howe stated that the posts are veranda-capped cedar and the post will be installed on the yard side of the fence. Chris Lainhoff noted that this material is being approved for a fence, which is not a building and only a small portion of the fence will be visible from the road. Tom Lainhoff also noted that the front porch railing is vinyl and was installed prior to the Howe’s ownership.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Robert C. Howe Jr, owner of 24 Miller Street, to install a vertical board fence with the bottom board being installed horizontally as submitted to be made out of Veranda fencing material, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:** Porter Stevens stated that he is the Lancaster County Planning Commission staff member recently assigned to cover several municipalities including Strasburg Borough and stated that he is attending various meetings to introduce himself and discuss what services he can offer. Chris Lainhoff asked if he was aware of the latest update on Lancaster City's dispute with UGI regarding meter placements and he stated that he would check with the planner that covers the City and get back to us.

**PUBLIC COMMENT:** None.

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

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary





repointed until the Spring of 2019 because they will need to apply for and block one lane of traffic. Mr. Nickel also stated that the belt course will be reinstalled.

No action was taken because Chris Lainhoff stated that the repointing permit is an in-kind permit and does not require a Certificate of Appropriateness and Mr. Nickel asked to come back to a future meeting with the door specifications.

**OTHER BUSINESS:** Tom Lainhoff reported that Dave Measel will be resigning from the Board because he is going back to school and has evening classes that he needs to attend. Tom Lainhoff thanked Mr. Measel for his service to the community.

**PUBLIC COMMENT:** None.

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

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, AUGUST 7, 2018**

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

Others Present:        Christine Shipman                     Pete Kingsley Sr.  
                                 Travis Nickel                             David Jay Petersheim  
                                 Tony D’Alessandro

**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 August 14, 2018.

**PUBLIC COMMENT:** None.

**MINUTES OF JULY 3, 2018:** A motion was made by Dale Kaufman, seconded by Lori Troiano and passed unanimously to approve the minutes of the July 3, 2018 meeting as printed.

**2 MILLER ST – Renovations:** Travis Nickel, owner of 2 Miller Street, was in attendance and reviewed his application to replace the keystones, reinstall the original entrance door, remove storage doors along Miller Street and replace with an entrance door, replace HVAC units, replace siding, and replace the window on the west parking lot side with a similar grid style on the parking lot side.

Mr. Nickel stated that for the keystone replacement, he is proposing to replace the entire lintel unit which will be cast out of concrete. Tom Lainhoff stated that he was concerned with the proposal to replace the entire five-piece section of the 19 lintels for the following reasons:

1. Most of them do not have any damage to the two “wing” sections and replacing these, which are in good condition, is contrary to good preservation standards.
2. When the five piece lintel section is removed, it spans a large area and disturbs more of the bricks and he is concerned with compromising the structure. He noted that there are already many cracks which span from one window to another.
3. The lintels he is proposing will be cast from concrete and will impact the expansion and contraction of the soft bricks.

Mr. Nickel stated that the sandstone is being deteriorated when the nails which are on each side of the lintels are removed. Chris Lainhoff stated that the nails could be broken off, use a small drill to drill out the nail and then patch the hole. Tom Lainhoff distributed information regarding a product called Lithomax which he stated is a tried and true conservation product, is compatible with sandstone, and can be used to repair the holes. Mr. Nickel stated that he also researched a Cathedral Stoneworks product for patching and Chris Lainhoff stated that is also a good product that could be used.

Tom Lainhoff stated that he would support replacing the keystones and the portions of the lintels that are too deteriorated to be repaired with cast pieces and repair the other sections that can

reasonably be repaired. Mr. Nickel stated that he would paint the cast replacement pieces after they have cured.

Dale Kaufman stated that he was also concerned with affecting the structural integrity of the building if all of the entire lintels were replaced and stated that he believed the option to only replace the deteriorated pieces and repair the remaining would be a lesser expense.

After hearing this discussion, Mr. Nickel agreed to amend his application to replace the center three portions of the lintels which will be cast out of concrete and to replace only the deteriorated portions of the sandstone arches.

Mr. Nickel reviewed his other renovation proposals:

- \* Reinstall the main entrance door on the left to match the door on the Miller Street side, which is a wooden door.
- \* Replace the storage doors along Miller Street with two 3' doors which will be period sensitive.
- \* Replace the aluminum siding on the Miller Street side with hardiboard.
- \* Replace the new window on the west parking lot side with either the window he found in the building or at least install grids in the existing window to match the window next to it.
- \* Replacing the existing HVAC units in the same location.

It was the consensus of the members that replacing the existing HVAC units in the same location is an in-kind replacement.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the amended application of Swan Real Estate LLC at 2 Miller Street, to 1) replace the severely deteriorated components of the stone lintels above the windows and doors, 2) reinstall the original entrance door on the parking lot side which is approximately four bays over from West Main Street, using the existing opening, and using the door on the Miller Street side as precedence, 3) replace two sets of storage doors on the Miller Street side with 3' standard entrance doors, 4) replace the aluminum siding on the Miller Street side with hardiboard, 5) Replace the small single light window on the parking lot side which is approximately seven bays from West Main with either a 6-light window or replace the entire frame and sash to match the window to the right, 6) replace the existing metal door which is approximately four bays over from West Main Street with a door to match the door on Miller Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**46 WEST MAIN ST – Roof:** Pete Kingsley Sr, representing Wesley United Methodist Church who is the owner of 46 West Main Street, was in attendance and reviewed his application to cover up the deteriorating cornice with a new roof as shown on the application.

Chris Lainhoff noted that this is a newer building and is classified as non-contributing.

Mr. Kingsley stated that they are proposing a metal, wide-rib roof with a metal soffit underneath. Dale Kaufman suggested an option would be to use an aluminum soffit. Chris Lainhoff stated that another option for the underside of the roof would be to use an exterior stucco finish or hardiboard, with a fine, well troweled surface.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Wesley United Methodist Church, owner of 46 West Main Street, to frame out the roof structure of the top of the West Main Street entrance as presented on the drawing and to clad the roof with metal barn roofing as previously approved for the walls at the Jaycee Park Barn and to have the soffit underneath be either the same metal as the roof, a non-perforated soffit material, a stucco finish or a cement board, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:** David Jay Petersheim, contractor for 29 West Main Street, was in attendance to obtain the Board's input on a future project he has which involves replacing a flat rubber roof with a metal roof, incorporating several roof lines into one. The Board reviewed photographs and sketches and provided Mr. Petersheim with input. It was noted that only two portions of the project are within HARB's purview. The gable end of the back building that faces West Main Street was discussed. One suggestion was to remove the form brick and seeing if there is brick underneath and if there is brick to lay matching brick up to the peak and paint it to match the rest of the building. If there is not brick underneath the form brick, it was suggested that he could find a contractor to fill in the gable with matching form brick.

Mr. Petersheim thanked the Board for their input and will come back to a future meeting with his complete application.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Dale Kaufman, seconded by Tom Lainhoff and passed unanimously to adjourn the meeting at 9:10 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, SEPTEMBER 4, 2018**

Members Present:     Tom Lainhoff                             Len Ferber  
                                 Chris Lainhoff                             Lori Troiano  
                                 Steve VanOrmer

Others Present:       Christine Shipman                     Amy Keller  
                                 David Jay Petersheim                 Devin Keller  
                                 Michael Gibbons

**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 September 11, 2018.

**PUBLIC COMMENT:** None.

**MINUTES OF AUGUST 7, 2018:** A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to approve the minutes of the August 7, 2018 meeting as printed.

**12 WEST MAIN ST – Fence:** Devin Keller, owner of 12 West Main Street, and Amy Keller were in attendance and reviewed their application to add to the existing fence by installing a 6’ high privacy shadow fence with dog-eared boards with no gate.

Steve VanOrmer stated that we normally recommend that fences be painted to coordinate with the house color. Amy Keller stated that she likes the wood look and prefers to clear coat the fence.

A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council accept the application of Devin Keller, owner of 12 West Main Street, to install a 6’ high wooden shadow fence as applied, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**29 WEST MAIN ST – Roof:** David Jay Petersheim, contractor representing the owner of 29 West Main Street, was in attendance and reviewed his application to install new roof trusses over the existing roofs to the back building, incorporating several roof lines into two. He stated that the roofs are in very bad shape and that it is currently tarped and they had to displace the occupants of three units because they are getting water.

Steve VanOrmer asked if this amount of improvement would trigger the owner to be required to bring the entire building up to code, if this plan meets current code requirements and if the plans are required to be architecturally sealed? Christine Shipman stated that she will have to check with the Building Inspector.

Chris Lainhoff asked if an engineer should evaluate the entire property and come up with a comprehensive plan for the property due to the many necessary improvements needed, including crumbling window ledges.

Tom Lainhoff stated that he thinks HARB should recommend that the owner be cited for the condition of the property.

Chris Lainhoff stated that he thinks the existing roof could be repaired instead of this more expensive option, which would leave funds for the owner to make other necessary repairs to the buildings.

It was the consensus of the members and the applicant that additional information is needed and that the application should be tabled until a future meeting.

Realizing that there are questions that need to be addressed by the Building Inspector and the request to repair the existing roof, Mr. Petersheim asked for the board's input on the submitted plan to give him additional direction to prepare for a resubmitted application. Chris Lainhoff stated that if the existing roof cannot be repaired, it is his opinion that the steep roof pitch on the two story brick that is visible from the East wall should be preserved and to raise the roof on the low-pitched section that is visible from the West wall. Tom Lainhoff also suggested installing a window in the gable. Tom Lainhoff asked the applicant to provide detailed plans that show the existing windows and doors, suggests including a window on the west side of the new roof and keep the brick gable on the east side the same.

Based on the applicant's willingness to table the application, a motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to table the application for the applicant to provide an alternative design for the roof.

**60 WEST MAIN ST – Renovations and sign:** Michael Gibbons, owner of 60 West Main Street, was in attendance and reviewed his application to: 1) repair the windows (reglaze and replace broken panes with like single pane glass), 2) replace the existing door with a historically correct "icebox" like aluminum/glass door, 3) restore the "ice box" false front (cleaning and remove/replace white caulk), 4) repave the existing paved surface, 5) repaint, 6) add/replace a sign above the door where there is evidence of a previous Exxon sign, 7) add/replace a previous roadside sign and pole on the existing sign post footer and hardware, and 8) add exterior lighting. Mr. Gibbons was advised that this board no longer regulates repainting. Mr. Gibbons stated that he is attempting to source the original pole for the roadside sign but if he cannot, he is proposing to fabricate a replica.

The members reviewed the application and thanked the applicant for his detailed application. Tom Lainhoff suggested that he use a low wattage lightbulb in the lights because the light will reflect off of the porcelain white. Mr. Gibbons stated that he will keep that in mind and may consider yellow-ish LED bulbs.

A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council accept the application of Michael Gibbons for 60 West Main Street, for the restoration of the servicer with the details submitted including signs and includes approval

for either pole options, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**8-10 EAST MAIN STREET HARB VIOLATION:** Tom Lainhoff reported that a meeting has been scheduled with the owner and Borough representatives for next Monday and HARB has been asked to defer discussion of a HARB violation until after that meeting because they are trying to work with the property owner to get the issues resolved.

**OTHER BUSINESS:** Chris Lainhoff reported that he met with the owner and contractor of 2 Miller Street multiple times regarding repointing. He stated that the owner wants to repoint the entire building but Chris Lainhoff does not believe the entire building needs to be repointed because approximately 50% of it is mortar in good condition needing only minor repair work. He added that he believes that regardless of whether the owner wants to repoint the entire building or just repoint the deteriorated sections, the work needs to be done in kind, including the removal of the old mortar (keeping the mortar joints the same size and not grinding away the edges of the bricks), installation of the new mortar and the final tooling of the joints. He stated that the contractor is still working on the color of the mortar which is getting close as well as the tooling of the joints which still has a ways to go to be a good match. He is also concerned with the contractor power washing the bricks because they eroded some of the bricks on the sample area they provided. Chris Lainhoff stated that he believed the cleaning could be done with a hose and a stiff bristle brush instead of the power washing. With the permission of the contractor he demonstrated the cleaning process on a portion of the wall.

Tom Lainhoff stated that a few weeks ago, the owners of 54 West Main Street began replacing the deteriorated wood but were replacing it with plastic and the Borough Manager asked him to go talk to the owner. He did talk to the owner and found out that it was a contractor mistake and they corrected it and removed the plastic and used cypress. He also stated that he is happy to report that they are also working on repainting the property.

Len Ferber stated that the IOOF is looking to replace their heating and air conditioning units and that one will be visible from East Main Street. Tom Lainhoff and Chris Lainhoff suggested installing a wooden gate section to block the view of the unit. Len Ferber will submit an application for a future meeting.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to adjourn the meeting at 9:47 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary





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



**8-10 EAST MAIN STREET:** Tom Lainhoff provided a list of maintenance issues dated 10/2/18, revised 11/6/2018. He stated that he believes that anyone who is considering buying the property or appraising the property needs to be aware of this list of issues.

Len Ferber recommended that this list be mailed via certified and regular mail to the property owner which would serve as official notice and he would then be required to disclose that on the seller's disclosure. He also stated that he the violations could be recorded and the recording cost is about \$130 so that when the deed search is done by an appraiser or buyer that the violations will show up on the property.

Christine Shipman stated that it is her understanding from the Borough Manager that the Solicitor advises that a violation would be filed against the property owner and would not stay with the property and that is why the Borough chose not to proceed with the filing as discussed at last month's meeting. She added that the Borough Manager did send information regarding this via email to the HARB Chairman and that the Borough is proceeding with the Redevelopment Authority regarding this property.

Tom Lainhoff's concern is that if the owner finds a buyer before the process is completed with the Redevelopment Authority that any potential buyer or appraiser needs to be aware of the complete list of repairs that are necessary to the building.

Chris Lainhoff stated that this list needs to be reviewed by the Historic District Inspector and if he does not agree with an item on the list, he would like to have the Board pursue that item through the Demolition by Neglect portion of the HARB Ordinance. One of his concerns is that a potential new buyer would want to fix up the building but want to tear down the barn for parking. He believes that a potential new buyer should be required to make the same repairs that are expected of the current owner.

A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to forward the 8-10 East Main Street Maintenance Issues list dated 10/2/18, revised 11/6/2018 to the appropriate officials to file a Property Maintenance Violation or an amended Property Maintenance Citation and to send this list to the property owner by First Class and Certified Mail (after verifying the process with the Solicitor) and if there is an issue with proceeding through the Property Maintenance Ordinance, to pursue enforcement through the Demolition by Neglect clause in the HARB Ordinance.

Tom Lainhoff stated that he is willing to independently file a complaint with the Borough regarding the maintenance issue violations that are not visible from the roadway.

**OTHER BUSINESS:** Lori Troiano stated that she would like to reach new owners in the Historic District to educate them and promote the Historic District. It was stated that the Borough does send out welcome packets to the new owners. Chris Lainhoff stated that a future goal of his is to have the Heritage Society send a welcome packet with an expanded description of each property with photographs. Since it is the responsibility of HARB to update the Historic District Inventory, Tom Lainhoff suggested that possibly each HARB member could take a portion of the District to document the details, and stated that he will work on developing a template. It was discussed that members will wear badges and it will be noted on the Borough's website when the survey is being done.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to adjourn the meeting at 8:30 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary

December 4, 2018 – Meeting Canceled