

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

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

Others Present:        Christine Shipman                             Ryan Dagen

**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 announced that the meeting is being audiotaped and maintained until the minutes are approved and that the HARB recommendations from this meeting will be voted on at the next Borough Council meeting that is scheduled for November 13, 2018.

**PUBLIC COMMENT:** None.

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

**126 SOUTH DECATUR STREET – Replace front door:** Chris Lainhoff, representing the Strasburg Heritage Society, was in attendance and reviewed the application to replace the current front door with a more appropriate 19<sup>th</sup> century door. Photographs of the existing door and proposed door were provided with the application.

A motion was made by Len Ferber, seconded by Lori Troiano to recommend Borough Council accept the application of Strasburg Heritage Society for 126 South Decatur Street, to replace the current front door with a more appropriate 19<sup>th</sup> century door 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, Troiano and VanOrmer casting assenting votes. Member Chris Lainhoff abstained from voting because he was the applicant.

**141 EAST MAIN ST – Fenced enclosure around dumpsters:** Ryan Dagen, owner of 141 East Main Street, was in attendance and reviewed his application to install a 6’ high fenced enclosure around the dumpsters that are to the rear of the parking lot. He stated that he would like to make the fence out of cedar wood, which will match the wood on the front of their building, and to run the boards horizontally.

Chris Lainhoff suggested having 6” x 6” posts at the corners which would stand proud of the fence boards and to cap the posts.

A motion was made by Len Ferber, 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 6’ high cedar fence around the dumpster as discussed, 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:** 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