

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, JANUARY 28, 2010**

Members Present: Tom Lainhoff Steve VanOrmer
 Chris Lainhoff Florence Hoogerwerff
 Len Ferber Dale Kaufman
 Cheryl Hershey

Others Present: Bradley Klunk
 Irene Kligge

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for January 12, 2010.

PUBLIC COMMENT: None.

REORGANIZATION: Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to nominate Tom Lainhoff as Chairman. Steve VanOrmer seconded the motion. Motion carried with members Chris Lainhoff, Hoogerwerff, Ferber, Kaufman, VanOrmer and Hershey casting assenting votes. Member Tom Lainhoff abstained from voting.

Tom Lainhoff made a motion, seconded by Cheryl Hershey and passed unanimously to nominate Steve VanOrmer as Vice-Chairman. Motion carried with members Chris Lainhoff, Tom Lainhoff, Hoogerwerff, Ferber, Kaufman, and Hershey casting assenting votes. Member Steve VanOrmer abstained from voting.

MINUTES OF DECEMBER 17, 2009: Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to approve the minutes of the December 17, 2009 meeting as corrected.

101 SOUTH DECATUR ST – Replace doors and crescent window: Bradley Klunk, was in attendance representing the First Presbyterian Church of Strasburg. He stated that in their application they provided pictures of the existing doors and crescent window that they are proposing to replace as well as a picture of the door they are going to replace it with. He stated that the doors and window will be replaced in-kind except that the existing doors are metal clad and the replacement door is an aluminum clad because an exact replacement cannot be located. He added that the wood around the doors and moldings will remain intact. He stated that they are replacing the doors for security reasons because the doors do not lock and the crash bars inside no longer function. Tom Lainhoff pointed out, and Bradley Klunk agreed, that they are replacing replacement doors which are worn out and that replacement doors and windows do not last forever.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application of the First Presbyterian Church of Strasburg, owner of 101 South Decatur Street, to replace existing entry/exit doors (one on South Decatur Street) and one at the entrance to the Fellowship Hall and to replace the crescent window, all with the same styles as presented, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

335 MILLER STREET – Fence: Irene Kligge, owner of 335 Miller Street, was in attendance to review her application to install approximately 53 feet of a 6 foot tall fence. The placement of the fence was discussed and it was the consensus that the fence will be barely visible from the road. A picture of the fence was provided.

Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application of Irene Kligge, owner of 335 Miller Street, for the installation of a six foot tall wooden privacy fence to be painted white in the back yard according to the plot plan, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Tom Lainhoff stated that he suggests that the fence posts not be set in concrete because concrete allows water to puddle against the wood and will rot. He stated that if stone is packed in tight, it allows the water to drain past the wood posts and will increase the fence life.

APPROVAL OF 2009 ANNUAL REPORT: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to approve the 2009 Annual Report and submit it to Borough Council.

OTHER BUSINESS: Tom Lainhoff reported that he attended the January 12, 2010 Borough Council meeting because the owner of 329 Miller Street was appealing HARB's decision. Tom Lainhoff reported that Borough Council unanimously supported the HARB recommendation and had good remarks to offer about the Historic District and HARB's work. Tom added that the contractor contacted him the day after the Council meeting and asked what happened if she just installed the windows she had purchased to which Mr. Lainhoff stated that the matter would be pursued with the District Justice and that the windows would be required to be removed. Tom Lainhoff also stated that he should have also advised the contractor that if work is done in disregard for the law, it would have also been pursued with the department that handles contractor's licenses through the Attorney General's office. All members expressed their appreciation of Council's support.

Tom Lainhoff also reported that 105 East Main Street was beginning to wrap the porch skirt in aluminum and he advised the contractors and the homeowner that a permit was necessary. He stated that the contractor removed the section of aluminum that he had installed and the homeowner stated that they would just not do any repairs. Tom Lainhoff stated that he did mention the fence that was installed without a permit.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to request that Borough Council take steps to enforce the sign ordinance for the weekly violations that are committed by Charter Homes and Keystone Custom Homes. Len Ferber noted that in Manheim Township, that a sticker is put on the sign, the sign is removed and taken back to the municipality and an invoice is sent to the company for \$50.00.

Dale Kaufman asked about the house on Miller Street that is putting on siding. Len Ferber stated that a car went into the wall. Steve VanOrmer stated that the siding is being replaced in kind and that the windows were previously wrapped in aluminum. They stated that it appeared that no in-kind permit had been issued and that the Secretary should follow-up with the homeowner.

Chris Lainhoff stated that 28 Miller Street has begun its in-kind repairs.

Chris Lainhoff made a motion, seconded by Florence Hoogerwerff to send a letter to the owner of the Pequea Fish and Tackle warehouse to advise him that the Ordinances in town require him to remove the vine from the west end of the building because it is going to cause deterioration to the brick, mortar, windows, cornice and anything that it comes in contact with and to ensure that the vine does not grow back, and that there is precedence in that the owner of 8-10 East Main Street was previously required to remove the same vine. It was noted that it is very difficult to kill this type of vine and that you need to dig down deep. Tom Lainhoff stated that an example of the how fast the trumpet vine can grow is on the windmill at Hershey Farms because the cut it down every year and it grows to the top of the windmill every year.

PUBLIC COMMENT: None.

ADJOURNMENT: Dale Kaufman made a motion, seconded by Florence Hoogerwerff and passed unanimously to adjourn the meeting.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, FEBRUARY 25, 2010**

Members Present: Tom Lainhoff Steve VanOrmer
 Chris Lainhoff Florence Hoogerwerff
 Len Ferber Dale Kaufman
 Cheryl Hershey

Others Present: Glenn Eberly

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for March 9, 2010.

PUBLIC COMMENT: None.

MINUTES OF JANUARY 25, 2010: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the January 25, 2010 meeting as printed.

112 MILLER ST – Replace garage door: Glenn Eberly, owner of 112 Miller Street, was in attendance and reviewed the application to replace the overhead wooden garage door with an overhead metal garage door which will look exactly the same from the road as the existing door.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application of Glenn Eberly, owner of 112 Miller Street, to replace the overhead wooden garage door with an overhead metal garage door that will appear exactly as the old one and to be painted the same color, 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 Christine Drennen had forwarded emails to all members about the Historic Home Show at the Convention Center this weekend and it appears to be a very good program with good lectures.

Tom Lainhoff also had revised copies of the Strasburg Historic Preservation Historic Loan Program noting that the guidelines have been revised and that the program needs participants. He stated that if the money is not loaned out to eligible participants, the County may rescind the balance of the fund.

PUBLIC COMMENT: None.

ADJOURNMENT: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 7:30 P.M.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, MARCH 25, 2010**

Members Present: Tom Lainhoff Steve VanOrmer
 Chris Lainhoff Florence Hoogerwerff
 Len Ferber Dale Kaufman
 Cheryl Hershey

Others Present: Christine Drennen
 Nick Whiteford
 Don Lennon
 Dave Hindman

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for April 13, 2010.

PUBLIC COMMENT: None.

MINUTES OF FEBRUARY 25, 2010: Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to approve the minutes of the February 25, 2010 meeting as printed.

11 WEST MAIN ST - Change paint color of front and trim and replace door on front of barn: Nick Whiteford and Don Lennon were in attendance and stated that they had not yet come to a decision for the front door and asked that this item be removed from the application. Mr. Whiteford also asked if he could obtain approval for a variety of paint colors for him to choose colors to paint his 6-7 buildings. Mr. Whiteford suggested the board consider all of the colors shown in a specific historic paint brochure and to mark off any colors that are not desirable. Mr. Whiteford stated that it is his desires to have his buildings have a better appearance because of our town being a tourist area. He stated that he does not want all of the buildings to be painted the same paint color scheme as the Creamery but rather to complement each other. Steve VanOrmer stated that the Board has not historically approved an entire paint color brochure and added that it is more of the combination of colors used together and that a trim colors might not match. Dale Kaufman stated that he would be ok with approving an entire historic paint color brochure for the owner to choose from. Steve VanOrmer offered to take pictures of the properties and use Photoshop to show different paint color combinations for the owner to choose from to which the applicant agreed would be very beneficial. Mr. Whiteford stated that they need to move forward with repainting the buildings at 11 West Main Street, specifically the one that was Lulu and Tutz which is going to be used as a bakery and the brick building which was the freezer locker. The painting for the remaining properties will be reviewed at a future meeting after the applicant has chosen specific colors.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application of Strasburg Properties LLC, owner of 11 West Main Street, use the color palette for the complex at 11 West Main Street to utilize the same Finaren and Haley paint colors as on the Creamery (Westtown Red, Medium Green and Off White 8201W), which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Mr. Whiteford and Mr. Lennon asked for suggestions for the door of the “barn” because they have been struggling with coming up with a design and following a brief discussion, the members encouraged them to seek the advice of a historic designer.

Mr. Lennon also mentioned a concern they have with the large window on the Creamery that faces towards West Main Street in that the sunshine significantly heats up the room and asked for the Board’s opinion on awnings. Chris Lainhoff expressed his concern with the awning covering up window detailing. The installation of a ultraviolet film on the window was also discussed but it was the consensus that the film would damage the reverse painting on the window. Mr. Whiteford also stated that additional benefits of an awning would be to provide shade and shelter for patrons. The applicant stated that he would pursue options for an awning and come back to a future meeting.

225 MILLER ST - Add black vinyl shutters: Dave Hindman, owner of the property at 225 Miller Street, was in attendance and reviewed his application to install vinyl black shutters to his property. He asked for suggestions on how to install the shutters on the top floor middle windows because of how close together they are. Suggestions included overlapping the shutters and having the shutters come to a v and connect them together. Dale Kaufman read the Lancaster guideline on shutters which stated that they are only to be installed if they are historically correct, should be connected to the window with hinges and that traditionally there were paneled shutters on the first floor and louvered shutters on the second floor. It was the consensus of the members that the vinyl shutters would not be appropriate and suggested wooden shutters as an alternative and also offered to provide some resources where old/used wooden shutters could be purchased for almost the same price as the vinyl shutters. Mr. Hindman agreed that he would pursue locating old/used shutters which he will sand and paint black. The Board verbally provided a list of possible sources to locate old/used wooden shutters which included Strasburg Antiques, Manheim Antiques, an antique store in Columbia and the York Architectural Bank. Members will provide the Secretary with additional possible sources which will then be emailed to the applicant and retained on file for future applicants.

Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve the application of Dave and Jane Hindman, owners of 225 Miller Street, to approve the installation of properly sized wooden shutters (which will be painted black) with paneled shutters on the first floor and louvered shutters on the second floor, and mounted with traditional on frame hardware, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

37 EAST MAIN ST - Fence: Cheryl Hershey, owner of 37 East Main Street, was in attendance and reviewed her application to replace the fence between properties to match her fence in the back yard and extend the fence to go to back yard between properties and remove the fence at the west edge of her property. She stated that she had considered adding a short trellis in front but has decided against it and will instead retain the existing painted fence for vines. She stated that the replacement is necessary because carpenter ants have eaten her fence.

Chris Lainhoff made a motion to recommend Borough Council approve the application of Cheryl Hershey, owners of 37 East Main Street, to approve the replacement of the fence on the East side of her property to match the previously approved fence and to remove the fence located on the west side of her property, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9. Dale Kaufman seconded the motion and motion carried with members Tom and Chris Lainhoff, VanOrmer, Hoogerwerff, Ferber and

Kaufman casting assenting votes. Member Hershey abstained from voting because she is the applicant.

OTHER BUSINESS: Cheryl Hershey stated that the owner of 125 East Main Street did not complete the work as explained and outlined on his permit. Specifically noted were the porch posts, the installation of plastic around the door and the porch roof was not replaced in kind. Chris Lainhoff stated that he has a pre-fire picture and will e-mail it to the Secretary who should then forward it to all the members. It was the consensus of HARB to have the Secretary contact the owners to have them come to a future meeting to discuss the work and to hold the Certificate of Completion until these matters are rectified.

Tom Lainhoff questioned why the trumpet vine has not yet been removed from the Pequea Fish and Tackle Building on Miller Street. Christine Drennen stated that this was forwarded to the Zoning Officer for enforcement and that she will follow up with him on it.

Tom Lainhoff also stated that the light on St. Michael's has not been turned off and that they have not adjusted the timer for daylight savings.

Len Ferber complained about real estate signs and stated that the Borough should implement a fine similar to Manheim Township.

PUBLIC COMMENT: None.

ADJOURNMENT: Cheryl Hershey made a motion, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 8:55 P.M.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, APRIL 22, 2010**

Members Present: Tom Lainhoff Steve VanOrmer
 Chris Lainhoff Florence Hoogerwerff
 Len Ferber Dale Kaufman
 Cheryl Hershey

Others Present: Christine Drennen Mike Eshleman
 Carol Eshleman Jonathan Dunkle
 Josh Brown Melissa Brown
 Ronald Brown Nigel Braun
 Don Lennon Carol Hickey
 Nick Whiteford Steve Stabinger
 Jim Barnett Frank Morris
 Elizabeth Morris

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for May 11, 2010.

PUBLIC COMMENT: None.

MINUTES OF MARCH 25, 2010: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the March 25, 2010 meeting as printed.

24 WEST MAIN ST – Paint metal roof: Jonathan Dunkle, owner of 24 West Main Street, was in attendance and reviewed his application for several in-kind repairs and one change to paint his existing rusty metal roof (which he does not know what the original color was) to a dark charcoal/black color.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application as submitted for Jonathan Dunkle, owner of 24 West Main Street, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

225 MILLER ST – Paint window trim black instead of installing shutters: Dave Hindman, owner of the property at 225 Miller Street, was in attendance and reviewed his application to paint the outside window trim black from its original color which is white. It was clarified that the sash will not be painted black.

Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve the application of Dave and Jane Hindman, owners of 225 Miller Street, to paint the outside window trim black, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

115 EAST MAIN ST - Fence: Ronald Brown, owner of 115 East Main Street, was in attendance and reviewed his application to install a fence. Mr. Brown stated that he is proposing to install either a 3 rail split rail fence or a plain picket fence and he had the property surveyed.

Carol Eshleman stated that the survey pins are not where she thought the property line was but that she is ok with their location. She asked the configuration of the fence and Mr. Brown stated that the fence will be straight adjoining her property line and will be set back away from the property line.

Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve the application of Ronald and Sandra Brown, owners of 115 East Main Street, to approve the installation of a split rail or 3' cut bevel picket fence, to be painted white, which will be 213 feet on the West side and 17 feet on the East side and to repair the overhang in kind, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

139 MILLER ST – Roof: Donald Kreider, owner of 139 Miller Street, was in attendance and reviewed his application to replace the existing roof with a roof with a designer shingle.

Chris Lainhoff made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve the application of Donald and Sharyn Kreider, owners of 139 Miller Street, to approve the installation of 30 year Certainteed Landmark woodscape designer shingle in the color weathered wood, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

11 WEST MAIN ST – Renovate exterior facades and add doorway/entry: Nick Whiteford, Don Lennon and historic architect Carol Hickey were in attendance and reviewed their application for exterior renovations to 11 West Main Street (also known as the future bakery and future winery). Chris Lainhoff and Steve VanOrmer expressed some concern with the proposed shutters because they feel the board and batton shutters are not appropriate for this building, which is a Victorian-style warehouse and they suggested using paneled shutters instead. For the bakery building, the porch roof will be a standing seam metal roof and they are proposing awnings over the top windows, painting the block to a burnt orange color to complement the brick. Also requested as a "Bakery" sign in a mustard color with burnt orange lettering. Tom Lainhoff asked about the visibility of the a/c units and Carol Hickey stated that they will not be visible.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application of Strasburg Properties LLC, owners of 11 West Main Street, to approve the renovations of the façade as proposed on drawings C2, D2 and E2 with a change that the shutters be paneled and to match the door frame on the East side to match the West side and a sign with reversed colors as discussed and a low landscape block to match the brick to define the walkway and separate from the parking lot, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

43 EAST MAIN ST – Deck: Andrew Nauman, owner of 43 East Main Street, was in attendance and reviewed his application to install a 20' x 13' deck on the rear of the existing residence.

Dale Kaufman made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve the application of Andrew and Shelby Nauman, owners of 43 East Main Street, to approve the installation of a 20' wide by 13' wide deck on the rear of his residence which is barely visible from the roadway, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

8 EAST MAIN ST – Sign: Nigel Braun, new tenant for 8 East Main Street, was in attendance and reviewed his sign application. Mr. Braun stated that the sign will be made out of wood with vinyl lettering and will be 56” x 24” in size. Mr. Braun added that he will use the existing lighting and bracket for the sign. Tom Lainhoff stated that he would like the owner of the building, Cliff Carter, to attend a future meeting, and Mr. Braun stated that he would pass that information onto Mr. Carter.

Dale Kaufman made a motion, seconded by Florence Hoogerwerff and passed unanimously to recommend Borough Council approve the application of Clifton Carter, owner of 8 East Main Street and Nigel Braun, tenant, to approve the installation of a wooden sign with vinyl lettering as proposed, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

333 MILLER ST – Fence: Steve Stabinger and his contractor were in attendance and reviewed his application to replace the existing wooden fence with a vinyl fence. Mr. Stabinger stated that they began the work without realizing they needed a permit and their contractor apologized. It was noted by the members that the fence is barely visible from the roadway and is a new home with vinyl siding which has new homes on either side of it.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application of Steve and Kim Stabinger, owners of 333 Miller Street, to approve the installation of the vinyl fence because it is a newer home which is adjacent to even newer homes, the fence is to the rear of the property and is barely visible and is not the type of fence that would be approved for the entire district, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

218B MILLER ST – Install solar panels: Jim Barnett, trustee for the Jaycee Park, was in attendance to review their application to install solar panels on the south side of the barn roof. He stated that in 2009, they spent \$13,000 more than they brought in and they are proposing to install the solar panels which will be paid off in 6 years and which have a 25 year warranty. Tom Lainhoff asked how much of the roof they are proposing to have covered with the panels to which Mr. Barnett did not know. Steve VanOrmer asked if Mr. Barnett was familiar with a solar shingle product to which Mr. Barnett was not. Mr. Barnett was asked if the panels could be attached to the pavilion and he stated that it does not face the correct way and he was concerned with vandalism. Steve VanOrmer stated that he would want the remaining roof to match the panel and offered another suggestion to install a standing seam metal roof and have rolled out panels in between. Jim Barnett stated that he would look into the solar shingles and the rolled panels. It was the consensus of the members that they are very sensitive to the high electricity costs that the park faces. Jim Barnett stated that in order to take advantage of PP&L credits, he needs a decision by May 31, 2010. In order to provide an alternative for the applicant that would be acceptable to HARB, a motion was suggested to approve either the solar shingle or the flat solar panels in order to have a decision to meet their deadline, to which the applicant agreed he would research the feasibility.

Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve the application of Strasburg Jaycee Park, owner of 218B Miller Street, to approve the installation of a standing seam roof with flat solar panels that fit between the raised seam roof for the Historic District, the color of the roof to match as closely as possible the color of the panels to be inconspicuous or the use of solar shingles (if only part of the roof to use solar shingles, the remainder of the roof should have matching shingles) on the south side of the roof and all mechanicals must be either painted the same color as the barn or

run down the inside the building, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Tom Lainhoff stated that if the applicant needs to meet again with HARB in order to meet their deadline that we would try to set up a special meeting.

OTHER BUSINESS: Chris Lainhoff stated that the contractor for 125 East Main Street met with him and that they will case the porch posts with 1" lumber to square up the posts and add an overhang for the cornice.

PUBLIC COMMENT: None.

ADJOURNMENT: Dale Kaufman made a motion, seconded by Cheryl Hershey and passed unanimously to adjourn the meeting at 9:12 P.M.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, MAY 6, 2010**

Members Present: Tom Lainhoff Steve VanOrmer
 Chris Lainhoff Florence Hoogerwerff
 Len Ferber Dale Kaufman
 Cheryl Hershey

Others Present: Christine Drennen Stephanie Eshleman
 Jim Barnett Richard Waller
 Jim Brewster, JK Mechanical
 Michael Cain, SunLion

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for May 11, 2010. Tom Lainhoff noted that this is a special meeting that was advertised as required for the purpose of discussing the solar panels for 218B Miller Street.

PUBLIC COMMENT: None.

218B MILLER ST – Install solar panels: Jim Barnett, trustee for the Jaycee Park, was again in attendance together with his contractors, Jim Brewster from JK Mechanical and Michael Cain from SunLion.

Tom Lainhoff stated that the secretary was told by the applicant that he was told the thin film was dangerous and asked for a response from the contractors. Michael Cain stated that the thin film is not dangerous but is only about 50% efficient. He added that because the thin film gets hot from being next to the metal roof, the panels do not last as long and do not live up to the warranty. Mr. Cain stated that it is his opinion that the thin film product is not ready for the market. Jim Brewster stated that solar energy has a 80% output guarantee for its rating for 25 years and noted that the thin film sheets only come in an 18 foot long section and the roof is 25 feet long. He also stated that wires will be visible and that this option does not make good financial sense because the thin film produces less than 6 watts per square foot where regular panels can get 13 watts. Mr. Brewster also stated that the cost difference to install thin film is \$6.50 per watt compared to only \$5.00 per watt for the regular glass panels. Mr. Cain added that if the thin film gets shade that the whole panel goes down. Mr. Cain and Mr. Brewster provided pictures of other installations they have completed and looking at one framed picture, Tom Lainhoff asked the contractors if that was the best historic looking installation they could do to which they stated it was. Tom Lainhoff stated that the positioning of the glass panels on the historic home in the picture looked terrible.

Tom Lainhoff asked why the thin film is more expensive noting that the thin films do not have the same structure needed for installation. Mr. Cain stated that the reason it is more expensive is that the product is more expensive. Tom Lainhoff stated that he discussed the thin film product with the other solar vendor and they stated that the cost of the thin film is approximately 50% less than the glass solar panel and that they agreed that the thin film is less efficient but only by 30%. Mr. Lainhoff also asked the contractors if they were licensed to sell the thin film to which they stated that they were not and that is because they do not choose to sell the product.

Chris Lainhoff stated that after reviewing the options that were discussed at the last meeting, his first preference was the thin film panel. He stated that he talked with another solar vendor who stated that he had a product which would cover the roof from side to side (and not leave an edge of gray shingles) and would have flashing that comes down. Chris noted that he has not yet seen a picture of this application in use to see what the overall appearance was but that this is definitely better than a grouping of traditional solar panels in the middle of the roof.

Dale Kaufman stated that he believes the barn sits off the road a good bit and read a quote from a historic district in Breckenridge, Colorado that said that the historic district needs to be flexible, their ordinance allows for solar panels, and that the roof colors should match (darker shingle on exposed areas), painting mechanical equipment and piping. He added that in addition to being a good environmental decision and energy conscious, this option would make the park energy independent and would be in favor of finding medium ground and that this issue should be considered on a case by case basis considering the structure's importance and setbacks.

Mr. Cain stated that the Jaycee Park is trying to take advantage of Act 129 which forced utility companies to offer solar incentives to customers who weren't covered under the commercial or residential stimulus packages. The option they are trying to take advantage of is where PP&L will pay for \$2.00 per watt installed as long as a non-binding letter of intent is received by PP&L by May 31, 2010 or until the money they were required to allocate is used up. Mr. Cain reviewed the financials regarding the proposal:

- \$80,000 original cost for solar panel system using glass panels
- \$32,000 reimbursement from PP&L within 90 days (Act 129)
- Park's average annual electric bill is \$3,000 (using today's prices)
- Renewable energy credits guaranteed by law for 10 years

The end result is that the solar system would be paid for in approximately 5 ½ years and the panels have a 25 year warranty. He added that the reimbursement and renewable energy credits are what has made solar energy financially feasible because if you were only calculating the electric bill savings it would not be. He did state that many people were installing solar over the years for various reasons including Amish farms and the environmental conscious consumer.

Tom Lainhoff stated that while HARB sympathizes with the park and is trying to understand the financials that their mission statement is to regulate appearance from the road. He stated that in response to Dale Kaufman's quote in favor of these solar panels, he could find many other towns that have gone on record opposing the installation of solar panels. He agreed that the barn does sit back from the roadway but noted that the barn is huge and is a very important structure on Miller Street because while other neighborhoods in Strasburg were historically the commercial area, Miller Street was the agricultural neighborhood and therefore the barns on Miller Street are character defining buildings.

Chris Lainhoff stated that HARB is regulated by the Standards issued down through the National Park Service. He stated that with the location of the barn, it probably makes the roof even more visible than a house roof would appear which sits right along the roadway.

In response to a question about the glass panels, Mr. Cain stated that the glass panels can take a 1 1/2" hail ball at 55 MPH.

Steve VanOrmer asked if they had considered putting the panels on a corner of the property with wire mesh around it to protect them from vandalism and foul balls. Mr. Cain stated that it was possible but that he estimates the fence would have to be 21' away from the panels because of

shading and that long runs of wire cause energy losses. Mr. Barnett was not in favor of this option.

Steve VanOrmer also asked if the glass panels could be installed on poles behind the barn, which would then be out of view from the roadway and would not require HARB review. Mr. Brewster stated that this is a possibility. Jim Barnett stated that the park has limited resources that would be prohibitive to this option and expressed concerns including swaying of the poles, blasting would be required to get installation and the large concrete bases for the poles.

It was the consensus of HARB that the glass panel system that the Jaycee Park was seeking does not meet any of the standards and that they continue to be in favor of the thin film solar panel that would be installed between the panels of a dark colored standing seam metal roof, as approved at the last meeting.

Tom Lainhoff stated that HARB meets again on May 27, 2010 and encouraged the park to continue to pursue other more historic looking alternatives for them to review at that meeting if they were not in favor of the thin film solar panel. He noted that if a historic looking alternative could be approved at the next meeting, which would still allow the Park to submit a non-binding letter of intent prior to the May 31, 2010 deadline.

PUBLIC COMMENT: None.

ADJOURNMENT: Len Ferber made a motion, seconded by Florence Hoogerwerff and passed unanimously to adjourn the meeting at 8:35 P.M.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, MAY 27, 2010**

Members Present: Tom Lainhoff Steve VanOrmer
 Chris Lainhoff Florence Hoogerwerff
 Len Ferber Cheryl Hershey

Others Present: Frank & Elizabeth Morris
 Richard Hendrie
 Mike Hazzard

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for June 8, 2010.

PUBLIC COMMENT: None.

MINUTES OF APRIL 22, 2010 AND MAY 6, 2010: Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to approve the minutes of the April 22, 2010 and May 6, 2010 meetings as printed.

39 EAST MAIN ST – Sign: Frank and Elizabeth Morris, owners of 39 East Main Street, were in attendance and reviewed their application for a sign that will be constructed of either western red cedar or HDU (which Mr. Morris stated is a urethane material that is cheaper, mimics wood and is worked the same way for routing and after it is painted will look just like wood). Mr. Morris stated that the sign post will be cedar that will also be painted. The only downside Mr. Morris stated he found with HDU is that it is a lightweight material and since it will be used for a sign it may be blown around easier. The letters on the sign will be routed and be recessed, possibly gilded, and the outline color is black. The main paint color will be deep maroon which Mr. Morris stated he is being told by his sign company that will actually darken as it ages.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application as submitted for Frank and Elizabeth Morris, owners of 39 East Main Street, to install a non-lit sign as shown on their application, 24 ½” x 27 ¾”, using either western red cedar or HDU construction which will be dark red or maroon in color with gold lettering with a metal frame attached to the post, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

40 EAST MAIN ST – Repair/Replace cement steps to be ADA compliant: Richard Hendrie, representative of the St. Michael’s Lutheran Church at 40 East Main Street, was in attendance and reviewed their application to repair/replace the cement steps and wooden ramp to be ADA compliant. Mr. Hendrie stated that last year it was discussed with the Board to remove the wooden steps and replace in kind. Mr. Hendrie stated that the church members decided to have him pursue replacing the steps with concrete (as is underneath the existing wooden steps) so they do not have to repair the wood again in another 20-30 years. Mr. Hendrie stated that he is the Chairman of the Building Committee at St. Michael’s and that the members who had previously volunteered to replace the steps and ramp with wood stated that they would not do the work after HARB required using mahogany instead of Trex. Steve VanOrmer reminded Mr. Hendrie that

mahogany is a wood that has a long life and Mr. Hendrie stated that he actually preferred wood as well but this was the decision of his board.

Mr. Hendrie stated that the existing ramp is 18" short of being ADA compliant (too steep). Another option mentioned by a contractor was to use flagstone for the step (one piece with no seam). The replacement steps and ramp will be in the same location except the ramp will be extended to meet the slope requirements. They are seeking permission to duplicate the same metal hand railing that is on the front of the church for this side steps and ramp and to possibly use stone facing on the side to match the stone foundation on the addition.

Tom Lainhoff expressed his concern that the ramp, if constructed from concrete, will also not last forever, may get slippery and will get deteriorated from salt. Mr. Hendrie stated that there is a material that can be included in the concrete to reduce its slipperiness and can also put grooves, but he would defer a recommendation on that to a masonry contractor.

Chris Lainhoff stated that he agrees that the ramp needs replaced because he believes the boards are rotting because the piece of wood that the spindles fit into sits directly on the decking. He stated that with proper construction, correct kind of wood and well maintained, a wood ramp will last longer than 30 years. Chris Lainhoff was concerned that the space where the concrete ramp meets the existing brick structure will collect water. Steve VanOrmer suggested possibly discussing this concern with a masonry contractor and the suggestion of installing flashing to protect the bricks. Tom Lainhoff asked if they would consider installing flagstone on the ramp instead of just concrete to which Mr. Hendrie stated he believed flagstone would be very slippery. Len Ferber stated that he is in favor of flagstone for the steps and concrete for the ramp, adding that the ramp will probably have a slight groove and rough texture for traction.

The iron railing on the front was discussed and Cheryl Hershey stated that she believed the existing railing (which was replaced after being destroyed by a car accident several years ago) was simpler than the original which she believed was more Georgian. Tom Lainhoff stated that the original hand railing on the side would have been metal and that they may have pictures. Tom Lainhoff stated that he believed Standard #10 applies to this improvement and that the ramp should not contact the building so it can be reversed without damaging the building. Mr. Hendrie stated that it was his intent that a block wall would be constructed, stucco applied, fill with stone and dirt inside the block wall and then put a cement cap rather than have a solid concrete slab. Steve VanOrmer stated that another option would be to have the sides poured concrete forms and that he did not want the base to look like a formed, stucco, block foundation. Mr. Hendrie expressed his concern that the project cost be kept in mind to which Chris Lainhoff stated the most cost efficient solution would be to repair the existing steps and ramp.

The material for the steps was discussed and Chris Lainhoff stated that using sandstone for the steps that the ends of the stone would stand proud of the stucco by a little bit. Steve VanOrmer asked what could be done to the landing to the end to be historically accurate. Richard Hendrie stated that whatever was on the landing could not create ice pockets or make it slippery. Steve VanOrmer suggested a sandstone end be used to make it appear that the landing was constructed from stone. Steve VanOrmer also suggested that the landing and steps would stand proud and were original and the ramp set back slightly.

Richard Hendrie asked if he needed a basic sketch, whatever the mason says would be used for the ramps and the dimensions that he would be ready for approval at the next HARB meeting. Steve VanOrmer suggested that HARB come up with a sketch to show Mr. Hendrie what they were thinking. Chris Lainhoff stated that he could come up with a sketch by the end of the

weekend and email it to HARB to make sure all are in agreement. Mr. Hendrie stated that he would need a mason's advice for the stucco and/or stone on the side of the ramp and how to make it an ADA ramp with the transition from the side to the floor of the ramp.

Tom Lainhoff provided the following examples of historic steps: top step at 20 East Main Street and 2-8 West Main Street leading up to the porch. Mr. Hendrie stated that after cost estimates are received by the church that it may be determined that it is necessary to have it constructed from wood.

Chris Lainhoff made a motion to approve the concept of replacing the wooden ramp and concrete steps for St. Michael's Lutheran Church, 40 East Main Street, with a concrete ramp and a sketch of the concept be provided by HARB to Mr. Hendrie by June 1, 2010, to allow him to have engineering drawings completed which will then be reviewed by HARB at the June 24, 2010 meeting for final modification and approval, and the wooden railing to be replaced with an iron railing with specifics to be determined at the next meeting, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standards Number 9 and 10. Len Ferber seconded the motion and motion carried with members VanOrmer, Chris Lainhoff, Hoogerwerff, Ferber and Hershey casting assenting votes. Member Tom Lainhoff cast a dissenting vote because it is a matter of principle.

213 WEST MAIN ST – Windows: Erin Dougherty and Terry Bitner, owners of 213 West Main Street, were in attendance and reviewed their application to replace the existing aluminum clad wood windows with same but to change from white windows and white trim to an almond colored window and brown trim. Mr. Bitner stated that this application was because Pella contacted the Borough Office about a permit but the windows that Pella is currently under contract to replace are not visible from the roadway. However, since they do plan to eventually replace all of the windows that they want to match, they decided to apply for the window replacement color change now. Mr. Bitner stated that everything that is currently white on the home they hope to eventually change almond and brown. In addition to their application, Mr. Bitner stated that they also need to repoint the damaged areas and have contracted the services of Tom Groff and that he plans to do some sample areas to be approved. Mr. Bitner stated that they chose Tom Groff to be the masonry contractor because he took the time to explain how and what work would be done.

Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application as submitted for Terry Bitner and Erin Dougherty, owners of 213 West Main Street, to approve the change of window color to almond and trim to auburn brown and to approve spot repointing on the foundation and brick walls matching existing mortar following the National Parks Service standards for consistency and after a sample area is approved, and replacement of any spalled bricks, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Terry Bitner stated that he was glad to see HARB doing a good job to protect 40 East Main Street, which he stated is a significant piece of Strasburg history.

8 EAST MAIN ST – Sign: Michael Hazzard, new tenant for 8 East Main Street, was in attendance and reviewed his application to attach a wooden sign to the existing bracket. He added that he would also like to repaint the front door to match the red in the sign. Tom Lainhoff asked Mr. Hazzard the same thing he asked of the previous tenant, to ask the building owner Mr. Carter to attend a future HARB meeting. Mr. Hazzard stated that he appreciates everything that the HARB Board does and added that he lives in a 100-year old farm house on

Willow Street Pike. Tom Lainhoff stated that if there was a most endangered building in Strasburg that it would be the building in which Mr. Hazzard was becoming a tenant. Mr. Hazzard stated that the sign is a wooden sign with laminate and that they are slightly modifying the existing sign at their stand at Central Market and are adding a pinstripe border. Chris Lainhoff clarified that the vinyl is not super reflective to which Mr. Hazzard stated it is not. Tom Lainhoff noted that the front door is the original front door.

Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve the application as submitted by Michael Hazzard, proprietor of 8 East Main Street, to approve the sign as submitted and to repaint the front doors to match the red lettering in the sign, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS: Steve VanOrmer and Tom Lainhoff stated that the flashing open sign at Mrs. Penn's Shop is a violation because of it flashing and asked that the staff follow up on these. The staff was also asked to investigate if the neon open sign at the pretzel shop is allowed.

Tom Lainhoff stated that he was approached about ordinances that the Borough does not enforce such as temporary signs and a registered sex offender being allowed to live near Wesley Church's daycare. He reported that an unknown man commented to him, unaware that Tom was a member of HARB, that the historical society does a really good job of seeing that the buildings are preserved and that they have Standards and they stick to them. Tom Lainhoff noted that the man was actually talking about HARB. Tom Lainhoff stated that HARB stuck to the Standards regarding the solar panels and the Borough Council overrode the decision and added that HARB made the correct recommendation.

Steve VanOrmer stated that 123-125 East Main Street was required as part of the original approvals to paint the fence. Their excuse for not painting the fence years ago was that the fence was hidden by bushes. The bushes have now been removed and the front posts and the trim on the gable ends have not yet finished being painted. It was the consensus of the Board to have Christine Drennen remind the homeowners that the painting was necessary.

PUBLIC COMMENT: None.

ADJOURNMENT: Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to adjourn the meeting.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, JUNE 24, 2010**

Members Present: Tom Lainhoff Steve VanOrmer
 Chris Lainhoff Florence Hoogerwerff
 Len Ferber Cheryl Hershey
 Dale Kaufman

Others Present: Christine Drennen, Secretary James Stoner
 Doug Miller Jeff Smoker

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for July 13, 2010.

PUBLIC COMMENT: None.

MINUTES OF MAY 27, 2010: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the May 27, 2010 meeting as printed.

309 MILLER ST – Renovations: James Stoner, contractor for Tom Beiler who is the owner of 309 Miller Street, was in attendance and reviewed Mr. Beiler’s application for renovations to his home to include exposing the logs under the front porch on the Miller Street side and to install a new front door and to replace the front windows. Mr. Stoner explained that a second phase is planned in the future to construct an addition to the rear of the home, reroof and replace the exterior finish, but is only asking for approval tonight for the first phase.

Mr. Stoner stated that he estimates the home to be built in the 1760’s or 1770’s and that the logs are about 5” wide and are pit sawn on two sides and pinned in the corners. Tom Lainhoff stated that he has tried to date this home previously but can only find written documentation to date the house in the early 1800’s (it was agreed that finding written documentation prior to the 1800’s is difficult). Chris Lainhoff added that they can only find written documentation dating this house to 1815 and that the Chevron front door they are proposing is only appropriate for an earlier dated house constructed before the Revolutionary War. Tom Lainhoff stated that HARB has to make recommendations based on the National Parks Foundation Standards for Rehabilitation and read Standard #3 which states in summary that improvements are not to be made to homes giving them a false sense of age. Tom Lainhoff stated that this home is not constructed in the pattern of early Strasburg buildings and stated that additional documentation is necessary to properly date the home. Mr. Stoner stated that this house is very strange in its construction in that the logs are huge and narrow. Steve VanOrmer suggested that the replacement of the front door be tabled to allow for additional research to date the home and Tom Lainhoff offered to assist with the research.

Exposing the logs under the front porch was then discussed and Tom Lainhoff asked if there was evidence that the logs were originally exposed, such as whitewash found on the logs. Mr. Stoner stated that exploration work is necessary and that the asbestos siding and another siding underneath that is needed to be removed to investigate the logs and their condition. Steve VanOrmer asked what Mr. Stoner’s suggestion would be to the owner if the logs couldn’t be exposed to which Mr. Stoner stated that he would suggest that they be sided with wood. Chris

Lainhoff added that if the logs were determined to be originally exposed and that if exposing them were approved that a maintenance plan to maintain the logs would also need to be put into place with the owner. Mr. Stoner stated that the logs would be gently pressure washed and sealed. Steve VanOrmer added that the chinking would also have to be approved.

Replacing the windows was then discussed and Mr. Stoner stated that the windows are and will be replaced with wooden 6 over 6 windows with blown glass and that replacement is necessary because the existing windows are deteriorated. Chris Lainhoff added that if the house is dated later that the trim should not be replaced with an earlier trim.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously for the application of Tom Beiler, owner of 309 Miller Street, to recommend Borough Council table the door replacement to allow for additional information gathering to properly date the home but to approve the exposing of the logs with the condition that documentation/evidence be found that the logs were originally exposed (after the logs are exposed they will be available for inspection by HARB) and to approve the replacement of the windows as presented, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 2.

106 MILLER ST – Mailbox: Doug Miller, owner of 106 Miller Street, was in attendance and brought a wooden mailbox which he constructed and planned to install to the right of his front door and the Historic plaque. The members were very impressed by the design and construction of the mailbox. Mr. Miller stated that he is open to suggestions on whether the mailbox should be painted or not. The members suggested painting it one of his house trim colors (green or mauve) to which Mr. Miller agreed.

Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application as submitted for Doug Miller, owner of 106 Miller Street, to approve the mounting of the exterior wooden mailbox as presented, which will be painted a color to match an existing house color, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

251 MILLER ST – Finish exterior of barn: Jeff Smoker, owner of 251 Miller Street, was in attendance and stated that he wanted to solid color stain the exterior of his barn. Mr. Smoker brought a Benjamin Moore exterior stain deck and siding collection color chart as well as some samples he stained on boards. It was the consensus that any of the colors in the color chart would be appropriate.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application as submitted for Jeff Smoker, owner of 251 Miller Street, to solid stain the exterior of the barn with any of the colors in the Benjamin Moore exterior stain deck and siding collection color chart, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Tom Lainhoff and Chris Lainhoff stated that because they have a fiduciary interest in the next applications that it was necessary to excuse themselves from voting and Tom Lainhoff turned the chair over to Steve VanOrmer, the Vice Chair.

120 EAST MAIN ST – Change paint color and repointing: Chris and Tom Lainhoff, contractors for Beth Johnson, the owner of 120 East Main Street, reviewed the application to replace all of the late 19th century window frames and sash to match the windows previously approved for the East end of the house, which is a single hung single pane 6 over 6 window made of mahogany and painted Congress Hall Red. Chris Lainhoff stated that he intended to

follow the Parks Foundation formula for the mortar to repoint the foundation and plan to use a pure lime mortar and will find a sand to color properly and will prepare a sample for approval.

Tom Lainhoff stated that the property is dated to 1787 and has deeds and tax records to document its age. He added that they have proof that the logs on this house were originally exposed because the hooks that were used to close the shutters made rubbing marks in the logs. They added that a future application will be submitted for the first floor shutters and the front door and transom.

Dale Kaufman made a motion to recommend Borough Council approve the application for Beth Johnson, owner of 120 East Main Street, to paint the windows Congress Hall Red, repoint the stone foundation with pure lime mortar and for the applicant to select a matching sand color, and to replace the windows and sash on the front and west sides to match the previously approved windows on the east side, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6. Len Ferber seconded the motion and motion carried with members VanOrmer, Hoogerwerff, Ferber, Hershey and Kaufman casting assenting votes. Members Tom Lainhoff and Chris Lainhoff abstained from voting because they are the contractors.

122 SOUTH DECATUR ST – Change paint color: Tom and Chris Lainhoff were in attendance representing the Strasburg Heritage Society, owner of 122 South Decatur Street.

Dale Kaufman made a motion to recommend Borough Council approve the application for the Strasburg Heritage Society, owners of 122 South Decatur Street, to change the paint color for all exterior wood to an off white color (Moneague by Finaren & Haley), which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Len Ferber seconded the motion and motion carried with members VanOrmer, Hoogerwerff, Ferber, Hershey and Kaufman casting assenting votes. Members Tom Lainhoff and Chris Lainhoff abstained from voting because they are the contractors.

Chris Lainhoff stated that the chimney is being removed because it was discovered after the previous masonry contractors walked off the job several months ago that the chimney was not being constructed according to the plan and that there is not sufficient funding to construct it right away.

126-128 SOUTH DECATUR ST – Renovations: Tom and Chris Lainhoff were in attendance representing the Strasburg Heritage Society, owner of 126-128 South Decatur Street, and submitted a detailed work plan for renovations. Tom Lainhoff stated that the first improvement will be to mechanically remove the paint with putty knives and to then use a chemical stripper following EPA regulations for the removal of lead paint and to repoint as necessary. The next project will be to construct a new sash out of Mahogany wood to match the original sash. They asked that the entire list of improvements be considered for approval by HARB.

Dale Kaufman made a motion to recommend Borough Council approve the list of work attached to the application and as described for the Strasburg Heritage Society, owners of 126-128 South Decatur Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard #6 and #9. Florence Hoogerwerff seconded the motion and motion carried with members VanOrmer, Hoogerwerff, Ferber, Hershey and Kaufman casting assenting votes. Members Tom Lainhoff and Chris Lainhoff abstained from voting because they are the contractors.

28 EAST MAIN ST – Renovations: Tom Lainhoff, owner of 28 East Main Street, and Chris Lainhoff were in attendance and reviewed their detailed list of work application. Chris Lainhoff stated that with the exception of the removal of a few completed items that this list is the same list that was reviewed and approved approximately five years ago but since so much time has passed they wanted to have the application reapproved.

Len Ferber made a motion to recommend Borough Council approve the application of Tom and Ann Lainhoff, owners of 28 East Main Street, to repaint exterior in original colors, masonry cleaning and repointing, chimney restoration, window restoration, shutters and shutter hardware, front door restoration and kitchen door restoration as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard #6. Cheryl Hershey seconded the motion and motion carried with members VanOrmer, Hoogerwerff, Ferber, Hershey and Kaufman casting assenting votes. Members Tom Lainhoff and Chris Lainhoff abstained from voting because they are the applicant/owners.

Steve VanOrmer turned the chair back over to Tom Lainhoff.

OTHER BUSINESS: Len Ferber stated that the new owner of 2-8 West Main Street removed the fence on the South Decatur Street side of the property and noted that only an application for in kind work was obtained. The Secretary was asked to contact the new owner and obtain a detailed list of the work he intends to do. Tom Lainhoff stated that he met with the owner and discussed taking up the flagstone and installing pavers and that the owner had stated that he would only selectively cut down trees but that all of the trees were removed. He also discussed putting in a parking lot but approval is needed for the curb cut.

The repainting permit for Carolyn Gross was also discussed and Tom Lainhoff stated that it was a misunderstanding and that he will be going to the July 13, 2010 Borough Council meeting to explain the situation. Chris Lainhoff added that after the incident the owner and her nephew were very appreciative and apologetic for the assistance offered by Tom and Chris Lainhoff. Tom Lainhoff added that he believed that the house was cheaply painted white by Mr. Gross and that when the house was pressure washed to prepare it for repainting that the blue paint underneath showed through.

PUBLIC COMMENT: None.

ADJOURNMENT: Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to adjourn the meeting at 9:15 p.m.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, JULY 22, 2010**

Members Present: Tom Lainhoff Steve VanOrmer
 Chris Lainhoff Florence Hoogerwerff
 Cheryl Hershey Dale Kaufman

Others Present: Christine Drennen, Secretary Susan Rynier
 Tracy Magargle Ratib Baker
 Don Heiser

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for August 10, 2010. Tom Lainhoff reminded the members that Len Ferber had previously notified the office that he was unable to attend the meeting.

PUBLIC COMMENT: None.

MINUTES OF JUNE 24, 2010: Chris Lainhoff made a motion, seconded by Cheryl Hershey and passed unanimously to approve the minutes of the June 24, 2010 meeting as printed.

4 WEST MAIN ST – Replace concrete porch with some type brick pavers and top stone on parking lot: Don Heiser, owner of 4 West Main Street, was in attendance and reviewed his application to install brick pavers onto the existing concrete porch (it is visible from South Decatur Street). The parking lot was also discussed and it was the consensus that while the stone used is actually outside of HARB’s jurisdiction, Mr. Heiser asked for input. Mr. Heiser was proposing to place a red aggregate top coat of stone and Steve VanOrmer also suggested using crushed riverjack stone and he will provide Mr. Heiser with the quarry information of where he located it in the past. Mr. Heiser stated that he will need to verify that the different stone will meet the pervious requirements. The possibility of installing a picket fence in the future in the required green space/planting area along South Decatur Street was discussed and Mr. Heiser will consider that and apply at a future meeting.

Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve Don Heiser’s application for 4 West Main Street to install brick pavers on the porch as presented, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

332 MILLER ST – Sunroom, paint different color and gutters: Tracy Magargle, owner of 332 Miller Street, was in attendance and reviewed her plan to remove the existing rear porch, which is not original to the building and is severely deteriorated, and replace it with a slightly larger sunroom which will use the same siding and colors as the existing house. An entrance door will be visible on the Clearview Road side. She is also proposing to replace the existing white plastic gutters with brown k gutter and to repaint the front door and shutters to a darker earth tone green.

Dale Kaufman made a motion, seconded by Tom Lainhoff and passed unanimously to recommend Borough Council approve the application as submitted for Tracy Magargle, owner of

332 Miller Street, to approve the sunroom addition as proposed, the paint color change to a darker earth tone green and new brown gutter spouting, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

122 SOUTH DECATUR ST – Sign: Chris Lainhoff, volunteer member of the Heritage Society, stated that the Shroy House sign fell down 5 years ago and they are proposing to put the sign back up. He brought the actual sign in for the members to see. Chris Lainhoff added that they need to move a section of the existing fence to connect to the driveway.

Dale Kaufman made a motion to recommend Borough Council approve the application as submitted for the Strasburg Heritage Society to reinstall the sign as submitted and to move a section of the exiting fence to connect to the driveway, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Cheryl Hershey seconded the motion and motion carried with members Tom Lainhoff, VanOrmer, Hoogerwerff, Hershey and Kaufman casting assenting votes. Member Chris Lainhoff abstained from voting because he is the applicant.

124 SOUTH DECATUR ST – Paint barn white: Chris Lainhoff, volunteer member of the Heritage Society, stated that they want to repaint the barn white, which is a color change from the existing off-white color.

Steve VanOrmer a motion to recommend Borough Council approve the application as submitted for the Strasburg Heritage Society to change the barn paint color to white, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Cheryl Hershey seconded the motion and motion carried with members Tom Lainhoff, VanOrmer, Hoogerwerff, Hershey and Kaufman casting assenting votes. Member Chris Lainhoff abstained from voting because he is the applicant.

OTHER BUSINESS: Tom Lainhoff asked about the removal of the satellite dish from 24 Miller Street, noting that we were told last year that the owner intended to remove the dish at the end of June 2010 when his contract expired. Christine Drennen reported that the office was aware of this and that the Borough Manager had already taken a picture and turned the matter over to the Zoning Officer for enforcement as well as two other violating satellite dishes.

Chris Lainhoff reported that there are trumpet vines growing on 8-10 East Main Street again (it is up to the second floor) and that there are slate shingles that have been missing on the pent eve since the contractor was working on the house approximately a year and a half ago. It was discussed that water collects in this exposed area and can cause a significant amount of damage. Chris Lainhoff also reported that there is another trumpet vine growing on 112 West Main Street that is up to the roof line. The staff was asked to contact the property owners to ask if they can take care of these matters and if no response is received to have the Zoning Officer follow up with an enforcement notice.

PUBLIC COMMENT: None.

ADJOURNMENT: Dale Kaufman made a motion, seconded by Cheryl Hershey and passed unanimously to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, AUGUST 26, 2010**

Members Present: Tom Lainhoff Steve VanOrmer Chris Lainhoff
Cheryl Hershey Dale Kaufman Len Ferber

Others Present: Jeffrey H. Loser George J. Grove
Jodi Conklin Don Heiser
Robin Stermer Don Lennon
Nick Whiteford Jim Stoner

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for September 14, 2010.

PUBLIC COMMENT: None.

MINUTES OF JULY 22, 2010: Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to approve the minutes of the July 22, 2010 meeting as printed.

17 WEST MAIN ST – Removal of portion of block garage: Nick Whiteford, owner of Strasburg Properties as well as Don Lennon and Robin Stermer were in attendance for their application to remove either a portion or the entire non-historic block garage at 17 West Main Street. As stated in their application, a portable storage building will be located behind 21 West Main Street and will not be visible from the roadway.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the removal of the block garage at 17 West Main Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

218 MILLER ST – Vinyl siding: Jeffrey Loser, sales manager for George J. Grove & Son was in attendance for the application of the owner, Jack Kopczynski, to install vinyl siding on the home located at 218 Miller Street.

Tom Lainhoff stated that the home is currently sided in German siding which is in sound condition with the exception of needing to be painted, to which Mr. Loser agreed. Tom Lainhoff stated that as a general rule of thumb, HARB does not permit the installation of vinyl siding in the Historic District. Mr. Loser stated that he has viewed several properties in the District with vinyl siding. Chris Lainhoff stated that there are homes in town who applied vinyl siding in the past but as a rule the current board has denied applications who want to apply vinyl siding over items such as wooden windows and cornices. Chris Lainhoff added that when the vinyl siding begins to go bad that moisture gets trapped behind it and can do a lot of damage to the wooden siding underneath. Dale Kaufman stated that a majority of the vinyl or aluminum siding was installed prior to the establishment of the District.

Mr. Loser asked if cement siding would be permitted. Steve VanOrmer stated that it depends on what the cement siding is being proposed to be installed over, for example if it were proposed to

be installed over the German siding at 218 Miller Street, the existing siding is in exemplary condition and would not be approved.

Mr. Loser asked if the Board was familiar with the EPA regulations involved with removing lead paint to which the Board stated they were. Dale Kaufman stated that the EPA lead rules do not add to the cost for removing exterior paint.

Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council deny the application as submitted for Jack Kopczynski, owner of 218 Miller Street, to cover the existing wooden German siding with vinyl, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 8.

309 MILLER ST – Front door, roof, spouting and downspouts: Contractor Jim Stoner, representing the owner, Tom Beiler, was in attendance to review the application. Tom Lainhoff stated that the work he is doing on exposing the logs looks great. The items listed on this application include removing the standing seam roof and replacing the front half of the house with wood shingles (discussed was to use sawn royals), to replace the spouting on the front section of house with copper half round and downspouts, and to replace the front door. It was noted on the application that the rear section of roof will be replaced during phase two of the renovations. Mr. Stoner stated that the homeowner had already purchased the door and that he has modified it to be appropriate looking. Tom Lainhoff stated that if the window casing is pulled off and inspect for nail holes, it will be known if the house has been completely remodeled in the early 19th Century.

Chris Lainhoff stated that there are two concerns with the door: the door being appropriate to the time of the house and preserving what could be original material to which he stated he believed is the most important standard.

Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application for Tom Beiler, owner of 309 Miller Street, to replace the front half of the house roof with wood shingles, copper or galvanized half round gutters and to approve the door provided that HARB members inspect the trim to determine if the trim on the two front windows is not original to the house with HARB members then registering their vote at the Borough Office, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 8 and 9.

Mr. Stoner will notify Mr. Lainhoff when the casing has been removed and ready for inspection.

2 WEST MAIN ST – Sign: Owner Don Heiser and New Shopkeeper Jodi Conklin were in attendance to review the sign application. Jodi Conklin stated that this sign will be hung on the corner and will be constructed of wood or a material that looks like wood and hung with an "S" hook. That sign will be 18" high and 36" wide, which still allows for a 10 foot clearance. She stated that she is also proposing to hang another sign above the door in the existing frame that will appear the same but will be flat sign and will be 20" high and 64" wide and will be going in the same place as the previous sign for Mrs. Penn's Shoppe. The proposed wording on the signs is her existing business logo. The members reminded the applicant that the size and number of signs is dependent upon approval by the Zoning Officer. Mr. Heiser stated that the previous shopkeeper had three signs, one in each window and one over the front door. They are not applying to replace the signs in the windows and are proposing the hanging sign on the existing sign bracket. He added that the sign over the front door hides the existing air conditioner.

Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application as submitted for Don Heiser and Jodi Conklin to install the signs as proposed at 2 West Main Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

11 WEST MAIN ST – Sign: Nick Whiteford, owner of Strasburg Properties as well as Don Lennon and Robin Stermer were in attendance for their application for a sign for the Bakery and Winery. Don Lennon stated that the sign may state “coming soon” temporarily until the Winery is open for business.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve the sign application as submitted for Strasburg Properties LLC for the Strasburg Bakery and Strasburg Winery sign, 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: Chris Lainhoff made a motion, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, SEPTEMBER 23, 2010**

Members Present: Tom Lainhoff Steve VanOrmer Chris Lainhoff
Florence Hoogerwerff Cheryl Hershey Dale Kaufman
Len Ferber

Others Present: Christine Drennen, Secretary Dori Markley
Ryan Vaughn David Bravo
Tom Beiler Jake Stoltzfus
Becky Miller Jim Stoner
Carole Wilson, LCPC

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for October 12, 2010.

PUBLIC COMMENT: None.

MINUTES OF AUGUST 26, 2010: Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the minutes of the August 26, 2010 meeting with the corrections as noted.

4 WEST MAIN ST – Sign: Ryan Vaughn and Dori Markley, new tenants for 4 West Main Street, were in attendance and reviewed their application to install signs for their business. They stated that one of the signs will be on a post on South Decatur Street (their business entrance) which will be in line with the edge of the building and will not overhang the sidewalk. The other sign will be on the West Main Street side of the building between the two front windows. Steve VanOrmer noted that HARB approval is only for the appearance of the signs and that zoning regulations stipulate the size and number of signs which would be allowed.

Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve Ryan Vaughn's application as submitted for 4 West Main Street to install two signs, one on the front of the building between the two front windows to the right of the portico porch and one to be mounted on a wooden post on South Decatur Street subject to Zoning Approval, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

309 MILLER ST – Front door, rear addition, exterior finish & roof: Tom Beiler (owner), Becky Miller (fiancée of owner), Jim Stoner (contractor), Jake Stoltzfus (contractor for addition) and David Bravo (architect for addition) were in attendance. Tom Lainhoff provided a recap of the HARB applications for this property:

June 22, 2010 – HARB meeting to discuss remodeling the old part of the house, exposing the logs, replacing the windows and replacing the door. HARB was told that these changes were appropriate because the house dated from 1750-1770 and was completely remodeled in the early 19th Century. The application for exposing the logs was approved pending a site visit to determine if the logs were originally exposed, the replacement of the windows were approved as submitted and the replacement of the front door was tabled to be able to research the age of the house.

June 26, 2010 – Tom Lainhoff, Chris Lainhoff and Steve Vanormer conducted a site visit to view the exposed logs. After a site visit by all HARB members, approval was given to expose the logs because there wasn't evidence that the logs were not exposed at least briefly. Tom Lainhoff stated that he advised the contractor that it could be determined if the house was remodeled by looking behind the window casings.

Prior to August 2010 HARB meeting – Tom Lainhoff stated that he spent a half of a day at the Historic Society researching the age of 309 Miller Street. He stated that on June 3, 1803, John Breckbill acquired 11 acres on the south side of Miller Street. Mr. Breckbill died in September 1813 and John Markley obtained the land in January 1814. Tom Lainhoff was unable to locate any ads in newspapers that advertised a public sale at the property. On April 1, 1814, John Markley sold a house and 1 ½ acres to Tobias Herr (which would be a building lot size). Tobias Herr must have sold the 1 ½ acres before 1815 because he was not the owner on the April 1815 tax roll. Based on this information, Tom Lainhoff stated that it is his considered opinion that the house at 309 Miller Street was built by John Markley between January-April 1814, and that this timeframe corresponds with the building style (trim work, etc) of 309 Miller Street as it is now.

Jim Stoner stated that there is sandstone which is worn heavily on the East side and rubble. Tom Lainhoff stated that the building as it is there today is a log house with corner post construction which was built as a unit. He stated that there may have been an earlier house that was replaced by this house on the old foundation but that from the physical and documentary evidence, it appears that the house was built in the early 1800's.

Tom Lainhoff stated that the contractor was asked in June as well as at the August 2010 HARB meeting to pull the window casings and that recently the contractor removed the existing windows and installed the replacements without allowing HARB to first see behind the casings. Then, after contacting the owner, a window was removed and HARB invited to inspect. Tom Lainhoff stated that after inspection, he believes that the windows were original and that HARB made a grievous error with approving the replacement of the windows. Steve VanOrmer added that since the window trim was not provided for HARB to review when they approved the window replacement, he assumed it was only the sash. Tom Lainhoff stated that the door casing was also removed and replaced with new trim by the contractor, which he did not have a permit for. The contractor, Jim Stoner, stated that he thought HARB wanted him to remove the door casing to inspect it and Tom Lainhoff stated that it was made very clear that the HARB wanted the window casing removed because both parties agree that the door location was changed at some point over the years and that the only original location item to inspect would have been the windows.

Jim Stoner interrupted the chairman repeatedly to which Chairman Tom Lainhoff used the gavel and asked him to please allow the members to speak and finish what they are saying without being interrupted.

Chris Lainhoff stated that the trim around the door matched the trim around the windows and that no old nail holes were present behind the window casing which does not suggest that older trim was removed and this trim installed in the 1815's. He also reminded Jim Stoner that at the August meeting it was pointed out that the age of the door trim had not been determined and that it should not be removed unless there is evidence that it was not original to the house.

Dale Kaufman stated that the contractor does good workmanship and that the door that they want to install (pre-Revolutionary war style door) could have been on the home even though it is not a typical door for a home built in 1815 and that the door as well as the proposed addition is very attractive. It was noted that the existing front door is a replacement door that was installed in the 20th Century.

Chris Lainhoff stated that he believes that the original door trim needs to be reinstalled since they did not have approval for its removal and that the original trim should match the

original window trim. Jim Stoner repeatedly stated that it would be very difficult to remove the new trim and install trim to match what was originally there.

Steve VanOrmer asked the owner, Tom Beiler, if he knew that the windows and trim were original if he would have still wanted to change them or if he would have had them restored? Tom Beiler stated that he would have wanted to do the best job possible and asked what door would have been appropriate if the house was built in the early 1800's. Tom Lainhoff stated that a 6 raised panel door would have been typical.

Len Ferber stated that he was embarrassed that the Chairman used the gavel the way he did and added that he, Florence Hoogerwerff and Cheryl Hershey also did a site visit to view the exposed logs and that the contractor has exceptional workmanship. Tom Lainhoff reiterated that during his recap he specified that he, Steve and Chris had visited the site on June 26 and that all other HARB members subsequently visited the site. Len Ferber and Dale Kaufman stated that they could not exactly determine the construction date of the house.

Steve VanOrmer made a motion, seconded by Dale Kaufman that if the homeowner agrees to:

- 1) install a wooden 6 panel door as the front door, door to be similar to the one on the interior leading to the study
- 2) use the earlier dating door that they had manufactured on an appropriate spot on the new addition at a location not visible from the roadway
- 3) replace original style of trim around the front door
- 4) install original style of trim around the windows matching the trim around the front door because the window trim and door trim should match

Tom Beiler stated that he was not in agreement with such a motion and asked if some sort of compromise could be reached. Steve VanOrmer offered his services with removing the inappropriate trim free of charge. Chris Lainhoff stated that possibly a compromise could be reached since the existing front door is not original and that higher priority should be placed on restoring the window and door trim to original and replace the non original front door with another non original door (such as the Chevron door the homeowner applied to install). Chris Lainhoff asked Tom Beiler if such a compromise would be acceptable to him. Mr. Beiler said that he was happy with that compromise. Based on this suggestion, Steve VanOrmer withdrew his motion and Dale Kaufman withdrew his second.

Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve the application for Thomas Beiler, owner of 309 Miller Street, to restore the door and window trim, if possible using all original material possible, utilizing the same sash previously approved and to install the Dutch Chevron door as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

The addition was then discussed and Tom Lainhoff stated that it is barely visible from the roadway due to the trees right now but added that the addition will be more visible when the leaves are off of the trees. Carole Wilson, historic preservation specialist with the LCPC, stated that since trees and shrubs can come and go that the improvement is subject to HARB review and would only not be subject to HARB review if it were blocked by a structure.

Chris Lainhoff asked if the existing back addition would be removed. Thomas Beiler stated that it will not be removed but rather built within. Chris Lainhoff stated that he would have liked for the upstairs windows to be the same size and to do without the French doors. Dale Kaufman stated that he liked the proposed addition and Steve VanOrmer stated that since the addition is not flush with the existing structure that it does not detract from the original. Thomas Beiler stated that the original house will have wood siding, possibly random width cedar with no bead.

Tom Lainhoff stated that it is common for the widest boards to be on the bottom and the skinniest boards on top.

Dale Kaufman made a motion to recommend Borough Council approve the application of Thomas Beiler, owner of 309 Miller Street, to install the rear addition as shown on the blueprint, with the exterior finish as shown on the application and standing seam metal roof with the option to have stucco and vertical siding on the gable weathered with the option that the siding on the original part of the structure to be stucco (as shown in the old photograph attached to application), which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Len Ferber seconded the motion. Motion carried with members Tom Lainhoff, Ferber, Hershey, Hoogerwerff, Kaufman and VanOrmer cast assenting votes. Member Chris Lainhoff cast a dissenting vote stating that he does not know if the original section of the house has merit.

Tom Lainhoff passed over the Chair to Steve VanOrmer and Chris Lainhoff excused himself from the board because Tom and Chris Lainhoff are the contractors for the next application. Following the bylaws, both Tom Lainhoff and Chris Lainhoff offered to leave the room during the discussion if the members desired and it was the consensus that they remain in the room.

126 EAST MAIN ST – Repaint front fence white, expose logs, restore window on east wall, rebuild chimney: Chris Lainhoff and Tom Lainhoff reviewed the application to repaint the front fence white and to remove two layers of siding to expose the heavily whitewashed logs and to restore the window on the East wall to original and to rebuild the chimney. Chris Lainhoff added that the sill logs need to be replaced in kind and that other in kind repairs will be done as needed as well. Chris Lainhoff stated that the chinking will be removed and replaced with traditional chinking, white plaster on top with a traditional lime whitewash. The trim will be duplicated from the northeast window. Chris Lainhoff also stated that he needed to look at the shutters and that the original may have had butt hinges instead of strap hinges and that they will look for evidence of shutter hooks. They will also remove the 1980's door to the back and will come back to a future meeting for a replacement door.

Len Ferber made a motion to recommend Borough Council approve the application of Beth Johnson, owner of 126 East Main Street, as described on the application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6. Dale Kaufman seconded the motion. Motion carried with members Ferber, Hershey, Hoogerwerff, Kaufman and VanOrmer cast assenting votes. Members Tom and Chris Lainhoff abstained from voting because they are the contractors.

OTHER BUSINESS: Carole Wilson, Historic Preservation Planner from the LCPC, announced that she will be retiring at the end of October 2010 and moving to Bermuda. She stated that she will provide her email address for HARB use until a replacement is hired by the County.

Carole Wilson also announced that the County has hired a consultant to begin the historic inventory of structures, which includes Strasburg Borough.

Dale Kaufman and all of the members of HARB expressed their thanks to Carole for her assistance to the Board over the years.

PUBLIC COMMENT: None.

ADJOURNMENT: Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 9:20 p.m.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, OCTOBER 21, 2010**

Members Present: Tom Lainhoff Steve VanOrmer Chris Lainhoff
 Florence Hoogerwerff Cheryl Hershey Len Ferber

Others Present: Don Lennon Robin Stermer

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for November 9, 2010.

PUBLIC COMMENT: None.

MINUTES OF SEPTEMBER 23, 2010: Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to approve the minutes of the September 23, 2010 meeting as amended.

17-21 WEST MAIN ST – Fence: Don Lennon and Robin Stermer were in attendance and reviewed the application to install a 6 foot fence on the property line on the West side of 21 West Main Street from the rear of the house to the back property line and to install a 6 foot fence on the back property line of 21 and 17 West Main Street. Mr. Lennon provided a plot plan showing the proposed location of the fence. He stated that zoning does allow the installation of a 6 foot high fence in the rear yard. Mr. Lennon stated that they would like to either install a vinyl fence or a dog eared cedar fence which they would be open to either paint, stain or to weather. Tom Lainhoff stated that a colored stain provides the appearance of paint without the flaking of paint, which reduces the amount of maintenance. Steve VanOrmer stated that another option is to stain the fence white and when the stain wears away that the cedar would be silvered and would not appear unkept. It was the consensus of the members that they would not like the vinyl fence and preferred the wooden fence. Tom Lainhoff stated that vinyl fences are not maintenance free and can become brittle in a number of years and cited the replacement fence in the rear yard at one of the new houses at the West end of Miller Street that had to be replaced after less than 10 years. They added that a cedar fence will last a long time.

Chris Lainhoff complimented the owners on installing a great looking sidewalk and noted that he believes it is a great addition to the commercial district.

Steve VanOrmer made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve Strasburg Properties' application as submitted for 17 and 21 West Main Street to install a 6' dog eared cedar fence to be painted white or treated with a white opaque stain on the property line on the West side of 21 West Main Street from the rear of the house to the back property line and on the back property line of 21 and 17 West Main Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS:

Tom Lainhoff provided the members with an update on 309 Miller Street: The owner decided to appeal HARB's recommendation to Borough Council at their October 12, 2010 meeting. At that meeting, Borough Council upheld HARB's recommendation regarding the front door and the trim around the windows.

Tom Lainhoff stated in light of the interruptions at the last meeting, he reviewed Roberts Rules of Order to see how it could have been handled differently and did not find anything. He did find in the HARB Ordinance that the public has the right to air their comments twice at a meeting, the beginning and the end, and only after being recognized by the Chair. Tom Lainhoff stated that if this situation arises again, he will advise the person interrupting the meeting that if they do it again they will be asked to leave the meeting and if it continues, a 15 minute recess will be called at which time a police officer will be asked to come in and sit at the meeting to allow the meeting to continue in an orderly fashion.

Chris Lainhoff also stated that a member of St. Michael's Lutheran Church contacted him and that this new person is now the contact for the handicapped ramp project. The new representative reported that their church board is in agreement with the proposal given to them at a prior HARB meeting except that they do not want to embed the railing into the concrete but rather bolt it to the stone. The church was then going to obtain cost estimates for the project and plans to return to HARB in the Fall.

PUBLIC COMMENT: None.

ADJOURNMENT: Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to adjourn the meeting.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

November 18, 2010 HARB Meeting Cancelled

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, DECEMBER 16, 2010**

Members Present: Tom Lainhoff Steve VanOrmer Chris Lainhoff
Florence Hoogerwerff Cheryl Hershey Len Ferber
Dale Kaufman

Others Present: Tony D'Alessandro Christ Zook

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for January 11, 2011.

PUBLIC COMMENT: None.

MINUTES OF OCTOBER 21, 2010: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the October 21, 2010 meeting as corrected.

19 & 21 SOUTH DECATUR ST – Chimney Caps: Tony D'Alessandro was in attendance representing the owners, Charles Zuck and Ann D'Alessandro-Zuck. He stated that they are having problem with debris and water getting in their chimneys. He stated that the caps will be flush with the chimney.

Steve VanOrmer made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the installation of the stainless steel chimney caps as submitted for 19 and 21 South Decatur Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

22 WEST MAIN ST – Chimney Cap: Tony D'Alessandro was in attendance representing the owners, Charles Zuck and Ann D'Alessandro-Zuck. He stated that they are having problem with debris and water getting in their chimneys. Because this property was recently restored, Tom Lainhoff asked if the owners would consider utilizing a piece of slate on top of 4" square pavers on the corners of the chimney. Tony D'Alessandro stated that if they utilize mortar to install the chimney cap, it would trigger the requirement to obtain approval through the Historic Preservation Trust because of the façade easement. He added that the slate and brick chimney cap would be more expensive than the temporary stainless steel cap proposed.

Steve VanOrmer made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the installation of a chimney caps constructed of brick corner pillars and slate but if not feasible to install the stainless steel chimney cap as submitted for 22 West Main Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

125 MILLER ST – Chimney: Christ Zook, owner of 125 Miller Street, was in attendance and explained his application to install a chimney. He stated that it will be inside of the house and the only thing visible from the road is a stainless steel chimney that will be an 8" round pipe with a cap which will extend two feet above the peak of the roof and will come out 3 feet down from the peak. Steve VanOrmer asked if it were possible to have the chimney come out on the back

side of the roof and not be visible from the roadway to which Mr. Zook stated he did not believe it would be possible. Steve VanOrmer suggested that if possible that the pipe should be painted black.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the installation of a 8” double wall stainless steel flue pipe to extend 2’ above the roof peak with the recommendation that if possible the chimney to be on the back of the ridge but would approve the installation on the front and that the owner should consider, but it is not required, to spray paint the pipe with a heat approved paint either gray or black, 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: Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant