

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, MARCH 3, 2020**

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

Others Present: Christine D. Shipman Bob Templeton
 Dave DiFranco Kevin Adams
 Rick Waller Denise Waller

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:30 p.m. by Chairman Tom Lainhoff, followed by the salute to the flag. Tom Lainhoff announced that the meeting is being audiotaped and maintained until the minutes are approved and that the HARB recommendations from this meeting will be voted on at the next Borough Council meeting that is scheduled for March 10, 2020.

Tom Lainhoff reported that the owner of 329 Miller Street contacted the office prior to the meeting and asked that their application be withdrawn because they decided to repair their existing wooden windows after they met with Chris Lainhoff, the Borough Manager and Council President to review the condition of their windows.

Tom Lainhoff also reported that he was requested to meet with the owner and view the condition of the windows at 51 East Main Street and he will provide his findings under that agenda item.

PUBLIC COMMENT: None.

MINUTES OF FEBRUARY 4, 2020: A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to approve the minutes of the February 4, 2020 meeting as printed.

148 EAST MAIN STREET – Windows: Kevin Adams, representing Radicle Investments LLC who owns 148 East Main Street, was in attendance and reviewed his application. On October 1, 2019, he received HARB approval to replace the existing wooden windows with wooden 6 over 6 simulated divided light windows that look just like the existing windows. He is now applying to install vinyl windows on the left side (East) side of the new office building. He stated that he is requesting vinyl replacement windows because of the additional maintenance involved with taking care of wooden windows and stated that this building was an old garage. He added that he recently discovered that one of the two windows on the East side is already vinyl. Tom Lainhoff will meet with Mr. Adams to verify that one of the existing windows is vinyl and if it is, that one can be replaced in-kind.

Mr. Adams stated that the windows on the West side of the building are not visible from the roadway and Tom Lainhoff showed a picture that he took from the sidewalk with his cell phone that showed that those windows are visible from the roadway.

Chris Lainhoff read Section 503 of the Historic District Ordinance regarding windows which is the regulation of how HARB must act regarding existing wooden windows.

Dale Kaufman stated that windows are a significant part of a building.

A motion was made by Chris Lainhoff, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council deny the application of Radicle Investments LLC, owner of 148 East Main Street, to replace the two windows on the East gable end of the office building with vinyl replacement windows, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

51 EAST MAIN STREET – Windows: Dave DiFranco, owner of 51 East Main Street, was in attendance and reviewed his application to remove all of the storm windows and to replace the existing wood windows with exact type of wood windows. He stated that he found the best wooden window he could find which is a Pella custom window with matching true divided lights at a cost of \$1,250.00 per window.

Tom Lainhoff stated that, as required by the HARB Ordinance Window Section 503, the owner of 51 East Main Street asked him to review the condition of his windows to determine their condition. He met with the owner and stated that he believes the front windows are the original windows and that they have all the necessary hardware and old glass and just need to be repaired. He added that the existing latches have been heavily painted over the years. He did agree that the storm windows could be removed and the owner could consider other storm window options that do open such as interior or triple track.

Mr. DiFranco stated that it is hard to open the windows and that he needs two people to open the window (one to hold the latch and one to lift the window) and that he cannot open the storm windows. He stated that, per code, a bedroom needs to have two forms of egress (a door and an operable window that can be opened without special effort) so that a person could get out of the house if there is a fire. He stated that this cannot currently be done and he is concerned about safety.

Mr. DiFranco stated that he would prefer to repair the existing wooden windows but he is worried about safety.

Dale Kaufman stated that replacing his existing storm windows would be covered under an in-kind repair/replacement permit. He also stated that a big problem with windows is painting contractors who put on too much paint.

Chris Lainhoff stated that the HARB Ordinance allows for existing wooden windows to be replaced with wooden windows only if the existing wooden windows are too deteriorated to be repaired and these windows can be repaired so HARB cannot approve to replace them.

Mr. DiFranco stated that he was working on another option.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to recommend Borough Council take the following action regarding the application of Dave DiFranco, owner of 51 East Main Street: to approve the removal of the existing storm windows but to deny the request to remove the original existing wooden windows and replace with Pella true divided light

wooden windows because it doesn't appear that the existing wooden windows are in need of being replaced and just need to be repaired, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 2, 6, and 9.

122 SOUTH DECATUR STREET – Renovations and sign: Chris Lainhoff, applicant for the Heritage Society's property at 122 South Decatur Street, was in attendance and reviewed his application to 1) change the shape and design of the previously-approved sign, 2) replace the cedar roof in kind, 3) repair the front cornice, 4) brick infill where the bay window was removed in 2010, 5) complete the final three feet of the chimney for the original cooking fireplace, 6) shift the back porch back to its original position and remove a later layer of siding on the gable end. A detailed description of each project was included in the application.

A motion was made by Len Ferber, seconded by Steve VanOrmer to recommend Borough Council accept the application of the Strasburg Heritage Society, owner of 122 South Decatur Street, to approve the renovations and sign as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 6 and 9. Motion carried with members Tom Lainhoff, Ferber, VanOrmer, Troiano, and Kaufman casting assenting votes. Member Chris Lainhoff abstained from voting because he was the applicant.

OTHER BUSINESS: Tom Lainhoff stated that the owner of 8-10 East Main Street continues to consult with him and Chris Lainhoff regarding restoration details for the building.

Tom Lainhoff stated that he noticed in the Zoning Officer's report that 2 Miller Street got a permit for an ice cream shop and noted that they have not yet submitted a sign application. Steve VanOrmer stated that he has been working with the Zoning Officer regarding how many square feet of signage will be permitted on the building.

PUBLIC COMMENT: None.

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

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant