

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, JUNE 2, 2020**

Members Present:     Tom Lainhoff                     Len Ferber  
                             Steve VanOrmer                     Chris Lainhoff (via Zoom)  
                             Lori Troiano (via Zoom)             Dale Kaufman (via Zoom)  
                             Ryan Weaver (via Zoom)

Others Present:       Christine D. Shipman             F. Steven Echternach  
                             Sherry Fleischut                 Nadine Echternach  
                             Mike Bewley                         Jan Bewley  
                             Chester Millisock                 Justin Miller  
                             Christa Miller (via speakerphone)

**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. Due to COVID-19 and during this emergency declaration, it was noted that this meeting was being held with some members participating via Zoom, which is in accordance with Act 15 of 2020 which states that a physical quorum is not required but a quorum is still required which includes members participating remotely.

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 June 9, 2020.

Each agenda item was assigned a specific time and the applicants were brought into the meeting individually to reduce the amount of people that were in the building at one time. Only the staff members and on-site board members attended the entire meeting in person.

Tom Lainhoff stated that the agenda items were allocated times on the agenda and if one item runs longer than their allowed time that the board will need to table that item and finish the review at the next meeting.

**PUBLIC COMMENT:** None.

**MINUTES OF MARCH 3, 2020:** A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to approve the minutes of the March 3, 2020 meeting as printed.

**2 MILLER STREET – Sign:** Sherry Fleischut, tenant of lease Son’s Ice Cream at 2 Miller Street, was in attendance and reviewed her application to retain the existing 18” x 24” aluminum sign that she hung up and received Zoning approval as a temporary sign.

Tom Lainhoff stated that he was concerned with the future signs that could be proposed for this building. SteveVanOrmer stated that this sign application meets our ordinance.

Tom Lainhoff stated that HARB traditionally recommends a wooden frame border around a sign. Steve VanOrmer stated that he is a neighbor to the property and, with the owner's permission, would be willing to assist them with adding the wooden frame and anchoring the sign to the building. Sherry Fleischut stated that she agreed to add the wooden frame border around the sign and would work with Mr. VanOrmer.

A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to recommend Borough Council approve the application of Sherry Fleischut, tenant of lease for Son's Ice Cream at 2 Miller Street, to approve the 18" x 24" aluminum sign as proposed with the addition of a wooden border, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**236 MILLER STREET – Replace asphalt shingle roof on barn with metal roof:** Nadine Echternach, owner of 236 Miller Street, was in attendance and reviewed their application to replace the asphalt shingle roof on their barn with a metal roof. Their application stated that they like the look of a metal roof and they believe the original roof on the barn may have been metal because there was a large amount of old metal roofing when they bought the house. She stated that they would like to install a metal barn roof that will look similar to the barn roof that HARB approved in June 2016 for the barn across the street from their house at 239 Miller Street.

Steve VanOrmer asked if they considered a raised seam metal roof and Nadine Echternach stated that they did not. Chris Lainhoff agreed that a standing seam metal roof would be better but noted that this board previously approved the standard barn roof for a barn that is right across the street from their house.

Responding to a question raised by Lori Troiano, Nadine Echternach stated that the roof on the side structure of their barn will also have the metal roof installed.

Steve VanOrmer stated that he is really happy to see them retaining and maintaining the barn because a developer wanted to tear down the barn years ago.

A motion was made by Len Ferber, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application of Sam and Nadine Echternach, owners of 236 Miller Street to replace the existing asphalt shingle roof on the barn with metal barn roofing as proposed, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**309 MILLER STREET – Install cedar shake siding from the square to the roof on the west side of the house, install 6" round spouting, redo front walk with brick stamped concrete:**

Mike and Jan Bewley, owners of 309 Miller street, were in attendance and reviewed their application to 1) install cedar shake siding from the square to the roof on the West side of the house, 2) install 6" round spouting, and 3) redo the front walk with brick stamped concrete. Mike Bewley stated that they did remove the asbestos siding off of the square to the roof on the West side and the vertical board siding is currently exposed. He added that the window is not flush with the siding.

Chris Lainhoff asked Mr. Bewley if he wanted to install cedar shakes or cedar shingles, explaining the difference that shakes are rough and hand split. Mike Bewley stated that he wanted to install cedar shingles. Chris Lainhoff stated that the building was originally covered

with asbestos shingles and their application to install the cedar shingles is a lateral/upgrade improvement to what existed on the building. Chris Lainhoff suggested they also consider retaining the vertical board siding or add another layer of board siding on that section and offered his assistance to meet with the owners on-site to discuss the project in more detail. Chris Lainhoff provided a historic photograph of the property. Chris Lainhoff stated that the drip edge on both sides of the building should be retained and noted that it is a surviving possible original element of the structure. Mike Bewley stated that they will keep the drip edge and was willing to amend their application to include the second option of adding another layer of board siding and is willing to meet with Chris Lainhoff to discuss his suggestion.

Steve VanOrmer and Tom Lainhoff stated that the Landisville Mennonite Meeting House log structure has pent eaves with vertical boards at the top.

The 6" round spouting was discussed and Mr. and Mrs. Bewley stated that they are applying for 6" half round spouting, gutters and downspouts. Steve VanOrmer suggested that when they shop for the material that they consider something stronger than aluminum because his neighbor's aluminum spouting was damaged/destroyed by snow and ice because that material is just not strong enough. Mike Bewley stated that they are also planning to add snowbirds to their metal roof.

The existing brick sidewalk was discussed and Tom Lainhoff stated that it looks like it does because it was not properly installed. Mike Bewley stated that they were aware of that and added that they wanted to replace it with concrete because the old bricks are slippery. Jan Bewley also stated that their corner is also a school bus stop and that she was also concerned with the slippery bricks. They also stated that their sidewalk going up Cambridge Drive is concrete.

Steve VanOrmer stated that he also has a brick sidewalk and he likes his brick sidewalk because of the historic look and because he can use salt on it (salt will damage concrete). He also said he sprays his every other year with Spray and Forget to control moss.

Tom Lainhoff stated that the slipperiness would be reduced and it would drain properly if the brick sidewalk was properly relaid with the compacted layers of stone and the bricks set in stone dust.

A motion was made by Chris Lainhoff, seconded by Lori Troiano and passed unanimously to recommend Borough Council accept the application of Mike and Jan Bewley, owners of 309 Miller Street, to approve their application with the previously-noted addition to their application to: 1) retain the drip edge molding and for the square to the roof on the West side of the house the option of either retaining the vertical board siding/replicating an additional layer or to install the cedar shingle siding, 2) install the 6" round spouting as proposed, and 3) redo the front walk with a stamped brick concrete sidewalk as proposed, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**122 EAST MAIN STREET – Replace existing wood front door with a fiberglass door with brick mould and remove existing screen door:** Chester Millisock, owner of 122 East Main Street, was in attendance and reviewed his application to replace the existing wood door with a

fiberglass door with brick mould and to remove the existing screen door. Chester Millisock stated that the existing wooden door is not installed correctly and doesn't function properly.

Chris Lainhoff stated, and Chester Millisock agreed, that the existing door is a paneled wood door with a half-moon window that is divided into smaller panes. Chris Lainhoff stated that the door is probably a wooden door that was installed in the 1960's and that replacing the door with a more appropriate wooden door would be better than a fiberglass door.

Tom Lainhoff stated that the door looks like it is a good, solid door and that the problem is with how the door is installed. He added that a new door would require the house to be cut into to make the house fit the new door frame.

Steve VanOrmer stated that it would be less expensive for them to have the existing door repaired and rehung.

Chester Millisock agreed to have a contractor look at the door to have it repaired and rehung and to remove replacing it from his application tonight. Steve VanOrmer offered for a Board member to meet with him to give suggestions because a contractor may try to sell him more work than necessary. Chester Millisock stated that the members can contact them to schedule the site visit to assist him with options to repair his existing wooden front door.

Tom Lainhoff offered to table the application to allow him to look at his options but Chester Millisock stated that he would like to have the Board consider his request to remove the storm door. Steve VanOrmer stated that if he decides to repair and rehang his existing wooden door that would be covered by an in-kind repair permit and that he would not have to come back to a meeting for that work.

A motion was made by Chris Lainhoff, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve the amended application of Chester Millisock, owner of 122 East Main Street to remove the existing front storm/screen door, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**30 WEST MAIN STREET – Replace current porch spindles and handrail, which will be painted:** Justin Miller, owner of 30 West Main Street, was in attendance and his wife, Christa Miller was on speakerphone.

Tom Lainhoff reviewed the synopsis of the events that took place regarding this project that was prepared by the Borough Manager. In summary, the owners began the work without obtaining permits after being advised by their neighbor to contact the Borough Manager to check on the HARB regulations before they began.

Justin Miller stated that he did not obtain the necessary permits before he did the work and that he only got rid of about 20 ruined original spindles but he does have the rest of the original material from the porch. When asked, he stated that he removed the original porch with a hammer. Chris Lainhoff stated that his removal technique is why the original materials were more damaged and if he would have come to the Board before beginning the work, he would have more of the original materials in good shape.

Justin Miller stated that he contacted Musselman's Lumber and they quoted him \$1200 to replicate only the original railing. Steve VanOrmer stated that HARB members have other resources available that he can obtain quotes from other sources, noting that there are computerized machines that make the process easier.

Chris Lainhoff noted that as documented on the photographs from Google Maps and the Borough's photo documentation from March 2019, the original railing was in good shape but there is a lot of peeling paint on the house.

Justin Miller stated that he is willing to fix the porch and asked if he could use vinyl or to keep the materials that he already purchased and began to install. Justin Miller agreed that the replacement materials he purchased and began reinstalling do not match what his original porch looked like before he took it down. Justin Miller did state that his house has aluminum siding. The members explained that the original porch was made of wood and had historic-looking features and the Standards for Historic Rehabilitation that HARB must act under are very specific. A copy of the Secretary of the Interior's Standards for Rehabilitation was provided to the applicant, and Standards # 5, #6 were reviewed.

Steve VanOrmer stated that if they would have applied to the Board before beginning the work that the Board would have most likely voted to have them repair their existing porch. He also stated that they have a gem property. He added that if there were sections that could not be repaired, they would have been required to have new matching wooden spindles and railing made. He also reiterated that the members have resources that we can suggest to provide owners with options to obtain the needed materials. Steve VanOrmer added that the members of the Board are volunteers who have a passion to restore our town and keep it historic.

Tom Lainhoff asked if Justin Miller was willing to replicate the porch that he took down and added that the Board cannot issue a Certificate of Appropriateness for the work that he began because it does not look the same. Justin Miller stated that he is willing to do what it takes to make it right.

Christa Miller asked if they can use an indoor wooden handrail and purchase bigger wooden spindles, adding that 27 Miller Street has the same spindles that they originally purchased. Chris Lainhoff stated that each property is evaluated individually based on what currently exists. He added that he wants to assist the applicants with obtaining quotes from other vendors to make the repair/replacement less of a financial burden.

Steve VanOrmer asked Justin Miller if he was willing to withdraw his application and agree to work with HARB to restore the porch back to its original design and material. Christa Miller asked if they had to remove the railing that they already have installed, noting that they have children. Steve VanOrmer stated that the railing that they installed without a permit can stay up until they are ready to replace it with the restored railing. Tom Lainhoff added that the applicants can show good faith effort by starting to restore the end sections. Chris Lainhoff suggested offering a motion to state that the restoration of the original porch is to be done within one year and if it is not complete within one year that they will come back to a HARB meeting to review the progress. Justin and Christa Miller both agreed to amend their application to restore the porch.

A motion was made by Chris Lainhoff, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve the amended application of Justin and Christa Miller, owners of 30 West Main Street to restore the porch railing back to the condition it was before they removed it, noting that they are to retain the original elements that they have from the original porch and repair them and replicate the missing elements to match the old in design, color, texture, and other visual qualities, with the caveat that the work has to be completed by showing a good faith effort and if the work is not completed in one year that the applicants will come back to a HARB meeting to review the progress, noting that the members will offer their assistance on resources to assist the owners so the project can be as cost efficient as possible, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers #5 and #6.

Justin Miller asked what work he could begin doing until this is approved by Borough Council and Tom Lainhoff stated that he could begin cleaning up the original materials to restore the porch. Tom Lainhoff reminded Justin Miller that HARB is a resource and can also give him guidance on how to clean them up.

### **OTHER BUSINESS:**

**28 MILLER STREET:** At the request of Chris Lainhoff, the Secretary provided photographs of 28 Miller Street to the members. Chris Lainhoff noted that we have worked with this property owner in the past regarding needed repairs and her son has slowly worked on some areas but other areas are deteriorating. Dale Kaufman stated that we should suggest that she reapply to the Lancaster County Housing and Redevelopment Authority for possible financial assistance. It was also stated that we should also suggest the Strasburg Restoration and Preservation loan program.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to recommend the Borough to reach out to this property owner and remind her of the responsibilities to maintain the property. Chris Lainhoff will contact the Borough Manager to discuss if a friendly-first approach could be used for Ordinance enforcement.

Dale Kaufman noted that the deterioration is progressing quickly on this property and it will only get more expensive to repair if they wait to make the needed repairs.

**22 MILLER STREET:** Chris Lainhoff provided photographs of the upper window that was replaced at 22 Miller Street without a permit. He stated that he just happened to notice the change recently when he was looking something else up on Google Maps. He stated that the mutton profile of the sash was removed and a replacement window was installed sometime between October 2018 and September 2019 per the Google Maps dates. The historic photographs that were taken by the Secretary in 2019 will also be reviewed.

Following our normal process, it was the consensus of the members have the appropriate Borough staff person contact the property owner and advise that they need to apply for a permit for the work they did without a permit. Chris Lainhoff asked if the owner could be asked right away if they still have the original sash and if they do have it to instruct them that they are to keep it. If the owners are not willing to voluntarily apply for a permit, at next month's meeting the Board can recommend Borough Council proceed with enforcement.

**148 EAST MAIN STREET:** Tom Lainhoff stated that the Borough Manager sent an email stating that the owners are possibly going to appeal the enforcement notice.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Tom Lainhoff, seconded by Len Ferber and passed unanimously to adjourn the meeting at 9:55 p.m.

Respectfully Submitted,

Christine D. Shipman  
Administrative Assistant