

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, MARCH 2, 2021**

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

Others Present: Christine Shipman, Admin. Asst. Mike Sommer
 Steve Nusca

Call to Order and Pledge to the Flag: The meeting was called to order at 7:30 p.m. by Vice Chairman Len Ferber, followed by the salute to the flag.

Vice Chairman Ferber 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 9, 2021. Steve VanOrmer contacted the office prior to the meeting to advise that he was unable to attend due to a medical reason.

Public Comment: None.

Minutes of February 2, 2021: A motion was made by Dale Kaufman, seconded by Lori Troiano and passed unanimously to approve the minutes of the February 2, 2021 meeting as printed.

11 West Main Street – Replace windows: Mike Sommer, representing Farrell Whiteford who is the owner of 11 West Main Street, was in attendance and reviewed the application to replace three sets of wooden windows above the bakery with vinyl windows. He stated that the windows are in rental units and are in dire need of being replaced.

Len Ferber and Chris Lainhoff stated that our Ordinance and regulations do not allow the board to approve replacing existing wooden windows with vinyl windows. Len Ferber added that the Carriage House Motor Inn recently used a reasonably-priced wooden window and provided him with the product information.

Dale Kaufman stated that, in addition to not meeting our ordinance, vinyl windows do not last very long. Tom Lainhoff stated that wooden windows need to be painted to be maintained and stated that the other wooden windows do not look like they have been painted since the current owner owned the buildings.

Mike Sommer stated that he would like the board to table the application to allow him to research wooden window options.

Based on the applicant's request, a motion was made by Lori Troiano, seconded by Dale Kaufman and passed unanimously to table the application of 11 West Main Street to replace the windows to allow the applicant to research wooden window options.

228 Miller Street – Replace outdoor light and fence: Steve Nusca, owner of 228 Miller Street, was in attendance and stated that they are removing the request to replace the outdoor light with a light/fan combo because the ceiling is too low. He reviewed the application to install the wooden fence and stated that they are proposing to also use the wire on the fence as shown on the photographs.

Dale Kaufman stated that he believed it was a nice, natural fence. Tom Lainhoff stated that he is recommending the fence be painted and Chris Lainhoff stated that fences in town would have historically been painted. Dale Kaufman stated that the owner could also choose to stain the fence, which would preserve the wood. Len Ferber stated that the request to paint or stain the fence is strictly a recommendation.

A motion was made by Dale Kaufman to recommend Borough Council accept the application of Steven and Melanie Nusca, owners of 228 Miller Street, to install a post and board fence as applied, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9. The motion was seconded by Lori Troiano and passed with members Ferber, Kaufman, Troiano, Weaver and Chris Lainhoff casting assenting votes. Member Tom Lainhoff cast a dissenting vote.

Other Business: Chris Lainhoff stated that he did some additional research regarding gas meters and the big meter on Steve VanOrmer’s rental property on Orange Street was removed.

Chris Lainhoff requested that the Borough Manager contact Suzanne Stallings at the Lancaster City HARB to find out what UGI’s current policies are in Lancaster City regarding gas meters, what equipment/meters is UGI currently installing, and if there are different equipment standards for historic districts.

Dale Kaufman stated that he owns a property on Chestnut Street and it has 2” piping, a meter in the basement, is not bad looking, and they can read the meter from the outside. Lori Troiano stated that she was glad that Chris Lainhoff was being proactive on this issue. Dale Kaufman stated that the property owners will appreciate the substantial heat savings if the natural gas lines are extended and added that it may be an opportunity to do some plantings. Chris Lainhoff stated that he is in favor of the cost-efficient heating option but didn’t want property owners to have to choose between an efficient system and an ugly meter.

Len Ferber stated that he attended the Bloomsburg HARB meeting and noted that most of their properties are also in a floodplain.

PUBLIC COMMENT: None.

ADJOURNMENT: A motion was made by Dale Kaufman, seconded by Ryan Weaver and passed unanimously to adjourn the meeting at 8:10 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant