

January 5, 2021 – Meeting Canceled

HISTORICAL ARCHITECTURAL REVIEW BOARD

MINUTES

TUESDAY, FEBRUARY 2, 2021

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

Others Present: Christine Shipman, Admin. Asst. Steven Echternach
Chester Millisock Colleen Eichelberger
Ken Andersen Marcia Andersen
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.

Chairman 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 February 9, 2021.

Public Comment: None.

Minutes of December 1, 2020: A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to approve the minutes of the December 1, 2020 meeting as printed.

11 West Main Street – Replace windows: Tom Lainhoff stated that the applicant contacted the office and requested that their application be tabled until the next meeting.

122 East Main Street – Replace front door and storm door: Chester Millisock, owner of 122 East Main Street, and Colleen Eichelberger were in attendance and reviewed their application to replace the front door and storm door. The existing front door is 32” wide so they had a hard time finding a door and storm door. The proposed door is a Craftsman 6 lite stained mahogany wood prehung front door and the storm door is a self-storing aluminum storm door.

Tom Lainhoff stated that the existing wooden front door is not original and has been replaced in the past and that he believed the proposed replacement wooden door is an improvement.

A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to recommend Borough Council accept the application of Chester Millisock, owner of 122 East Main Street, to replace the existing front door with a 32” x 80” Craftsman 6 lite stained mahogany wood prehung front door and a Sandtone Universal Self-storing aluminum storm door as submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

43 East Main Street – Install fence and gate: Ken and Marcia Andersen, owners of 43 East Main Street, were in attendance via Zoom and reviewed their application to install a three foot high wooden picket fence and gate to enclose their front yard, which will be painted white. They stated that the gate will be centered in front of their front door.

A motion was made by Steve VanOrmer, seconded by Lori Troiano and passed unanimously to recommend Borough Council accept the application of Ken and Marcia Andersen, owners of 43 East Main Street, to install a three foot high wooden picket fence to enclose their front yard which will be painted white, as submitted,

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

135 East Main Street – Install ADA-compliant access ramp: Richard and Denise Waller, owners of 135 East Main Street, were in attendance and reviewed their application to replace the existing access ramp with an ADA-compliant access ramp. They are proposing to reuse the existing railing on the East Main Street side of the ramp.

A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to recommend Borough Council accept the application of Richard and Denise Waller, owners of 135 East Main Street, to replace the existing access ramp with an ADA-complaint ramp as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Approval of CLG Annual Report: A motion was made by Chris Lainhoff, seconded by Lori Troiano and passed unanimously to approve the 2020 CLG Annual Report and forward it to Borough Council for approval and submittal to the PA Historic and Museum Commission.

Other Business: Tom Lainhoff thanked Len Ferber and Lori Troiano for their work and attendance at the Strasburg Township meetings which resulted in the house at 1533 Village Road being saved. Tom Lainhoff reported that he and Chris Lainhoff were contracted by a representative of the developer to inspect the exterior of the house and they found the German siding that is under the existing siding to be in very good condition. They did not get to look inside.

The Borough Manager stated that Borough Council has asked him to meet with every board this year to thank each board member, on behalf of Borough Council, for their service to the Borough. He reminded the members that if they ever have a need or concern to contact him directly at the office. He also reminded the members that if they are representing the Borough as a HARB member in the community, they should identify themselves, notify the office, and conduct public business during the daytime. He also stated that this board historically reorganized annually but it is not required and only needs to reorganize if desired by the board.

Tom Lainhoff stated that Council Members are always welcome at HARB meetings, and encouraged them to attend so they understand what happens at their regular meetings.

It was the consensus of the Board that there was no need to reorganize.

Chris Lainhoff stated he was concerned with the possible placement of natural gas meters and regulators if the gas lines are extended down Main Street. He reminded the members that Strasburg Borough was approached several years ago by representatives from Lancaster City to join with them and assist financially to oppose placement of gas meters on the front of houses in the Historic District, which we did not do. He added that he agrees that the shutoff needs to be outside but believes the meters can be in the basement. Steve VanOrmer stated that he owns property in Lancaster City and his property used to have the big meter but they are replacing them with wireless meters.

The Borough Manager stated that the Borough and Authority have begun very preliminary discussions with UGI to possibly partner with street restoration if they would choose to extend their service area. He added that he will keep this concern in mind and voice the board's concerns if the project moves forward but reminded the members that Borough Council does not have any say regarding extending the gas lines because gas companies are a PUC-regulated utility.

PUBLIC COMMENT: None.

ADJOURNMENT: A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 8:20 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant

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

HISTORICAL ARCHITECTURAL REVIEW BOARD

MINUTES

TUESDAY, APRIL 6, 2021

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

Others Present: Christine Shipman, Admin. Asst. Janette Frankford-Book
 Eldon Stoltzfus

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.

Chairman 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 April 13, 2021. Lori Troiano and Chris Lainhoff contacted the office prior to the meeting to advise that they were unable to attend.

Public Comment: None.

Minutes of March 2, 2021: A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to approve the minutes of the March 2, 2021 meeting as printed.

13 South Decatur Street – Sign: Janette Frankford-Book, new tenant at 13 South Decatur Street, was in attendance and reviewed her application to install a sign at her beauty salon. She stated that her sign company was unable to produce a printed design for consideration unless she made the order a rush order. She stated that she was proposing to hang the sign either between the front pillars or from a steel scroll bracket. Her sign will simply have her salon name and phone number and she is willing to consider a border around the sign. She is proposing an 18” x 24” sign but the Zoning Officer stated that she is allowed to have up to 10 square feet. Steve VanOrmer suggested that she hand draw the sign as proposed and hold it up to evaluate if she should consider a larger sign, adding that we want to be sure that our businesses can attract customers and thrive.

A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to recommend Borough Council accept the application of Robert Bachman/Decatur Street Partners LLC, owner of 13 South Decatur Street, to install an 18” x 24” sign (but allowed up to 10 square feet according to the Zoning Officer) and recommend but not require the sign to have a border, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

8-10 East Main Street – Signs: Eldon Stoltzfus, owner of 8 E Main Street, was in attendance and reviewed the detailed application for signs for Omen Tattoo, Dixon’s Kutz and Spring House Tavern.

A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of 8 East Main Street LLC, owner of 8-10 East Main Street, to install signs as submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Eldon Stoltzfus stated that the front door currently opens in but will be required to open out because of the occupancy they are proposing. He discussed his plans on how to modify the door functionality but keep the historic features of the door intact and asked for suggestions on other ways to make the modification.

Other Business: Tom Lainhoff asked Len Ferber to provide a status report regarding the spires at Massasoit Hall since he is their property manager. Len Ferber stated that one spire fell down during a windstorm and the Odd Fellows had the remaining three spires removed for safety reasons. He stated that they are being repaired and will be replaced.

Steve VanOrmer stated that the wood shake roof at 15 Miller Street was replaced and it was not replaced in-kind, noting that in one place there is a strip of brown metal flashing where the house roof meets the porch roof and it was previously all covered with the wood shakes. He stated that he talked with the owner and the owner is requesting HARB's assistance with sending a letter to the contractor stating that it was not replaced in-kind. It was the consensus of the board to check with the Borough Manager regarding this request and note that they are in support of sending a letter. Steve VanOrmer will obtain photographs and documentation regarding the work believed to not be done in-kind and provide it to the office.

Public Comment: None.

Adjournment: A motion was made by Steve VanOrmer, seconded by Ryan Weaver and passed unanimously to adjourn the meeting at 8:40 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, MAY 4, 2021**

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

Others Present: Christine Shipman, Admin. Asst.

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.

Chairman 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 May 11, 2021. Ryan Weaver contacted the office prior to the meeting to advise that he was unable to attend.

Public Comment: None.

Minutes of April 6, 2021: A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to approve the minutes of the April 6, 2021 meeting as printed.

106 East Main Street – Fence: Chris Lainhoff reviewed his detailed application to install a wooden fence on his property.

A motion was made by Len Ferber, seconded by Lori Troiano to recommend Borough Council accept the application of Chris and Kyle Lainhoff, owners of 106 East Main Street, to install a fence as submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Tom Lainhoff, Ferber, VanOrmer, and Troiano casting assenting votes. Member Chris Lainhoff abstained from voting because he is the applicant.

Other Business: Len Ferber stated that the spires for Massasoit Hall are going to be redone by the Strasburg Railroad at their cost. Tom Lainhoff stated that an in-kind replacement/repair permit is necessary.

Public Comment: None.

Adjournment: A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to adjourn the meeting at 7:47 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, JUNE 1, 2021**

Members Present: Tom Lainhoff Steve VanOrmer
Lori Troiano Dale Kaufman
Chris Lainhoff (7:35 p.m.)

Others Present: Christine Shipman, Admin. Asst. Justin Miller
Chad Snyder

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.

Chairman 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 8, 2021. Len Ferber and Ryan Weaver contacted the office prior to the meeting to advise that they were not able to attend.

Public Comment: Chad Snyder commended Strasburg for a very nice Memorial Day Parade and congratulated the town for making the front page of today's newspaper.

Minutes of May 4, 2021: A motion was made by Dale Kaufman, seconded by Lori Troiano and passed unanimously to approve the minutes of the May 4, 2021 meeting as printed.

30 West Main Street – Porch follow-up from Permit 2020-56: Justin Miller was in attendance and stated that they are still working on restoring their front porch and that the prices he received to replace the top and bottom rails was \$1,800 and each spindle is \$37 from GR Mitchell. He added that his wife had reached out to 4-5 contractors and she did not hear back from them and their income was affected working during the Covid shutdowns.

Steve VanOrmer stated that he will provide them with some other vendor's contact information and he believes their cost will be half of what they were already quoted.

Mr. Miller stated that he does have over 50% of the original materials from when he removed the porch and that he only threw away what was not salvageable. Tom Lainhoff described how he could strip the paint from the original materials to reuse them, which would save a lot of money, and added that the original materials are made of better quality wood than is available today. Steve VanOrmer offered to assist Mr. Miller by showing him how to restore the original pieces and how to recreate the remaining pieces. Mr. Miller brought in original pieces from his porch for the board to view and it was stated that they are in very good condition.

Tom Lainhoff stated that the owners can show a good faith effort by restoring the original materials they have and begin to put those sections back on the porch.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Justin and Christa Miller, owners of 30 West Main Street, to renew the motion from Permit 2020-56 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 six months that the applicants will come back to a HARB meeting to review the progress, noting that the members will offer their assistances 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.

11 South Decatur Street – Bachman Snyder painted directional sign on building: Chad Snyder, representing Bachman Snyder Funeral Home, was in attendance and reviewed the application that was signed by the owner of 11 South Decatur Street, for a painted parking directional sign on the building. He stated that people coming to the funeral home do not know where to park and that is why they are proposing this sign. He added that there was previously a painted sign on the building and provided a photograph showing the faded paint on the building. They are proposing to use Two Dudes Painting to paint the sign and stated that they have painted several signs on buildings, including brick buildings. He stated that the painters were planning to incorporate the electric meter conduits into the painting. He also stated that the word parking and the arrow shown on their drawing would actually be painted white and not yellow.

Chris Lainhoff stated that in 2016, HARB approved for the tenant at 17 West Main Street to install a matte vinyl sign that was applied to the bricks and stated that it looked very good. He provided Mr. Snyder with the vendor contact information and stated that they could consider this as an alternative. Mr. Snyder was appreciative of the information and stated they would research this option.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Bob Bachman, owner of 11 South Decatur Street, to allow Bachman Snyder Funeral Home to either paint a directional sign on the building as submitted or to install a vinyl printed sign on the brick wall where the historic sign had been previously, approving the drawing as submitted with the word "parking" and the arrow to be white as stated by the applicant, 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 two Son's Ice Cream signs are flashing and asked for this complaint to be forwarded to the appropriate person.

Public Comment: None.

Adjournment: A motion was made by Dale Kaufman, seconded by Lori Troiano and passed unanimously to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant

July 6, 2021 – Meeting Canceled

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, AUGUST 3, 2021**

Members Present: Tom Lainhoff Len Ferber
Dale Kaufman Ryan Weaver
Chris Lainhoff (7:35 p.m.)

Others Present: Christine Shipman, Admin. Asst. Jim & Judy Spahr
Jordan Spahr & Mau Langone

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.

Chairman 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 August 10, 2021. Lori Troiano and Steve VanOrmer contacted the office prior to the meeting to advise that they were not able to attend.

Public Comment: None.

Minutes of June 1, 2021: A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to approve the minutes of the June 1, 2021 meeting as printed.

206 West Main Street – Replace porch posts and wrap porch header: Jim and Judy Spahr, owners of 206 West Main Street, were in attendance with their grandson, Jordan Spahr and his fiancée, Mau Langone. Jordan and Mau are renting the property and have been completing the improvements to the property. They obtained an in-kind permit and replaced the tongue and groove porch floor. During that in-kind work they found that the porch posts needed attention and wanted to get the work done when they had time and didn't realize that the work wouldn't be covered under their permit because the posts were aluminum and weren't original to the 1917 construction of the home. Jordan Spahr stated that he boxed around the existing aluminum posts with wood.

Tom Lainhoff stated that they should have contacted the office and applied to come to a HARB meeting to discuss the project before doing the work and stated that the large square wooden posts they installed do not look like the posts that were there previously. He added that fluted round porch posts are normally found on this type of brick foursquare house.

Jordan Spahr asked if there were any historical pictures of the property to show what style of posts were originally on the house? Chris Lainhoff stated that he had already looked and was not able to find any historical photos of the house.

Chris Lainhoff cited three porch post examples on local brick foursquare houses:

1. 201 West Main Street has lower half stone pillars with an upper half aluminum round fluted porch posts. This property also has a partial wooden round porch post next to the house.
2. 336 Miller Street has round wooden porch posts.
3. 213 West Main has lower half stone pillars and wooden round upper half pillars.

Tom Lainhoff stated that there are many other examples of foursquare buildings between Strasburg and Willow Street.

Chris Lainhoff stated that the Board needs to be fair and equal to all residents. He also stated that the Department of the Interior's Standards for Rehabilitation's restoration section states to look at local examples if specific historical data is not available.

Tom Lainhoff stated that he believed the boxed in pillars they installed are too large and stated that lumber suppliers sell fluted round wooden posts.

Several of the members complimented them on the good work they did on the in-kind porch floor replacement.

Jordan Spahr stated that the skirt under the porch is an in-kind wooden replacement that they painted white. He also stated that he could make the porch header out of wood.

Ryan Weaver stated that he believed the scale of the porch posts is not appropriate, that round columns would have been most appropriate, but noted that the aluminum posts that they replaced were not the original posts on the home.

Len Ferber asked if the applicants would be agreeable to HARB tabling the application to allow him to do additional research on the posts of other foursquare houses. James and Judy Spahr were agreeable to the application being tabled but stated that they are unable to attend the September 7, 2021 meeting and that Jordan Spahr and Mau Langone would attend to represent their application.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to table the application of James and Judy Spahr, owners of 206 West Main Street, to replace the porch posts and wrap the porch header until a future meeting to allow the members to research posts of other foursquare houses.

Tom Lainhoff and Chris Lainhoff stated that they would excuse themselves from the next application because they are the contractors for the owners. Tom Lainhoff turned the chair over to the Vice-Chair, Len Ferber.

101 East Main Street – Replace porch railings with ones that are more appropriate to original

construction of the house: Chris Lainhoff, representing Don Harden, was in attendance and reviewed the application to replace the existing porch railings with ones that are more appropriate to the original construction of the house (c.1800). He stated that the current railings and posts are 20th century replacements of the railings that were installed as part of the Victorian remodel of the house in the late 19th century. They are proposing horizontal wooden railings similar to those on the back porch of 27 East Main Street (1758) as well as the log House Farm on Strasburg Pike (c. 1798). They submitted two versions of the proposed railing and the members reviewed each drawing. Chris Lainhoff stated that the railings would be made of wood and painted white to match the house trim and stated that there is local precedent for both versions.

A motion was made by Dale Kaufman and seconded by Ryan Weaver to recommend Borough Council approve the application of Don Harden, owner of 101 East Main Street, to replace the porch railings with ones that are more appropriate to the original construction of the house and to allow either Version 1 or Version 2 as submitted, which will be made of wood and painted white to match the house trim, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Ferber, Kaufman, and Weaver casting assenting votes. Members Tom Lainhoff and Chris Lainhoff abstained from voting because they are the contractors for the project.

Len Ferber turned the chair back to Tom Lainhoff.

10 Miller Street – Replace fence: Chris Lainhoff, representing Steve VanOrmer, was in attendance and reviewed the application to replace the existing fence with the fence as submitted. It was noted that the fence is not very visible from Miller Street.

A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to recommend Borough Council approve the application of Steve VanOrmer, owner of 10 Miller Street, to replace the existing wooden fence with the wooden fence as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Other Business: Dale Kaufman stated that there are some properties in town that need to be painted. He will prepare a list and provide it to the Borough Manager.

Public Comment: None.

Adjournment: A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant

HISTORICAL ARCHITECTURAL REVIEW BOARD

MINUTES

TUESDAY, SEPTEMBER 7, 2021

Members Present: Tom Lainhoff (7:31 p.m.) Len Ferber
Chris Lainhoff (7:32 p.m.) Lori Troiano
Steve VanOrmer

Others Present: Christine Shipman, Admin. Asst. Jim & Judy Spahr
Jordan Spahr & Mau Langone Steven Nusca
Jim Rice

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.

Chairman 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 September 14, 2021. Dale Kaufman and Ryan Weaver contacted the office prior to the meeting to advise that they were not able to attend.

Public Comment: None.

Minutes of August 3, 2021: A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to approve the minutes of the August 3, 2021 meeting as printed.

206 West Main Street – Replace porch posts and wrap porch header: Jim and Judy Spahr, owners of 206 West Main Street, were in attendance with their grandson, Jordan Spahr and his fiancée, Mau Langone. Their application was tabled at last month's meeting to allow Len Ferber to do research to find other examples of foursquare houses with square front porch posts. Mr. Ferber stated that he did research other properties and stated that 137 West Main Street has tapered wooden square posts. Chris Lainhoff stated that his quick survey of the town he found approximately 12 foursquare houses of which three have square posts.

Chris Lainhoff stated that the wooden posts that they installed at this property need to be painted white and to match the bottom trim to match the trim at 137 West Main Street and install smaller matching trim at the top. He is also recommending that the porch header not be wrapped. He added that if they would have reviewed the application before the work was completed they would have preferred it to be round wooden tapered posts or wooden tapered square posts.

Jordan Spahr apologized again for doing the work without first obtaining approval. He also stated that they agreed with amending their application to complete the project using Chris Lainhoff's recommendations.

A motion was made by Chris Lainhoff and seconded by Steve VanOrmer to recommend Borough Council approve the amended application of James and Judy Spahr, owners of 206 West Main Street, to cover the existing aluminum porch posts with 1" x 10" wood trim to be painted white, and to change the molding to replicate as closely as possible the base and top molding at 137 West Main Street, including the small molding a couple inches down, and to not wrap the porch header, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Ferber, Chris Lainhoff, Troiano, and VanOrmer casting assenting votes. Member Tom Lainhoff abstained from voting.

228 Miller Street – Install fence: Steve Nusca, owner of 228 Miller Street, was in attendance and reviewed his application to install a 6' cedar dog-eared privacy fence and a gate with spaced pickets. He is also applying to install five bollards dividing his driveway from his neighbor's. He provided photographs with his application

of what he was applying for and stated that he did not plan to paint the fence but wanted it to have the weathered appearance. He stated that he is applying for the bollards to provide a visual property line because some trucks pull into the double driveway thinking it is a commercial entrance.

A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of Steve and Melanie Nusca, owners of 228 Miller Street, to install the 6' cedar dog-eared privacy fence with a gate and bollards as applied, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

Certified Local Government Self-Evaluation Form: A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to have the members review the Self-Evaluation Form and to review it at next month's meeting.

Other Business: Jim Rice was in attendance and stated that the I.O.O.F. at 7-9 East Main Street is replacing the spires that were taken down earlier in the year after one fell down. He stated that the spires are 100' off the ground and they had to have a bucket truck to get them down and put them back up. The building is also being repainted by Beiler Painting. He stated that the Strasburg Rail Road assisted and donated the work with recreating replacements to the same specifications as the originals and will be painted. Tom Lainhoff stated that he appreciates the Odd Fellows doing the work to put the historic spires back on the building.

Tom Lainhoff stated that an item to put on our to-do list is illustrated design guidelines.

Public Comment: None.

Adjournment: A motion was made by Chris Lainhoff, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 9:00 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, OCTOBER 5, 2021**

Members Present: Tom Lainhoff Len Ferber
 Lori Troiano Ryan Weaver

Others Present: Christine Shipman, Admin. Asst. Terry Trego
 Rick Waller Carol Herr

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.

Chairman 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 October 12, 2021. Steve VanOrmer and Chris Lainhoff contacted the office prior to the meeting to advise that they were not able to attend.

Public Comment: None.

Consider a motion to approve the minutes of September 7, 2021: A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to approve the minutes of the September 7, 2021 meeting as printed.

Consider a motion regarding the application for 135 East Main Street for signs: Terry Trego, on behalf of the tenant, and Rick Waller, owner of 135 East Main Street, were in attendance. Mr. Trego reviewed the application and stated that the small sign to direct constituents to their office is incorrectly shown on the plan and should be on the front center door instead of the side door.

A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of Rick and Denise Waller, owners of 135 East Main Street, to install the three exterior signs as submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Consider a motion regarding the application for 129 Miller Street to replace the roof: Carol Herr, representing her son F. Andrew Herr, owner of 129 Miller Street, was in attendance and reviewed the application to replace the front roof, front porch roof, and west side entry roof with fiberglass Tamko Heritage dimensional shingles in either Rustic slate or Rustic cedar color.

A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of F. Andrew Herr, owner of 129 Miller Street, to replace the front roof, front porch roof, and west side entry roof with Tamko fiberglass shingles in either the rustic slate or rustic cedar color as submitted, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Consider a motion regarding the application for 10 Miller Street to replace the shop roof: Tom Lainhoff stated that he is representing the applicant, Steve VanOrmer, for this application. He stated that the applicant plans to use true standing seam tin metal roofing in a dark bronze color.

A motion was made by Lori Troiano and seconded by Ryan Weaver to recommend Borough Council approve the application of Steve and Darlene VanOrmer, owners of 10 Miller Street, to replace the shop roof with a dark bronze true standing seam tin metal roof as submitted,

which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. The motion carried with members Ferber, Troiano and Weaver casting assenting votes. Member Tom Lainhoff abstained from voting because he was representing the applicant.

Review and consider a motion regarding the Certified Local Government Self-Evaluation Form: The members reviewed and completed the Certified Local Government Self-Evaluation Form and stated that they encourage Borough Council members to attend HARB meetings.

Tom Lainhoff stated that what he believed to be the Borough's real 300th anniversary is approaching in 2029 and stated that the Borough might want to consider beginning preparations for the event, adding that he disagreed with the 1733 date the Borough has used in the past.

A motion was made by Tom Lainhoff, seconded by Ryan Weaver and passed unanimously to approve the Certified Local Government Self-Evaluation Form and forward it to Borough Council for approval and submission to the Pennsylvania State Historic Preservation Office.

Other Business: Len Ferber stated that he is not able to attend the November 2, 2021 meeting.

Christine Shipman stated that one application has already been received for the next meeting and it is for the First Presbyterian Church to demolish the house at 121 South Decatur Street.

Public Comment: None.

Adjournment: A motion was made by Lori Troiano, seconded by Len Ferber and passed unanimously to adjourn the meeting at 8:50 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant

HISTORICAL ARCHITECTURAL REVIEW BOARD

MINUTES

TUESDAY, NOVEMBER 2, 2021

Members Present: Tom Lainhoff Lori Troiano
 Ryan Weaver Steve VanOrmer
 Dale Kaufman Chris Lainhoff

Others Present: Christine Shipman, Admin. Asst. Dave Rineer
 Eldon Stoltzfus Bob Bronkema
 Brandon Stoltzfus Terry Sweigart
 Tony D'Alessandro

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.

Chairman Lainhoff announced that the meeting is being audiotaped and maintained until the minutes are approved and that the HARB recommendations from this meeting will be voted on at the next Borough Council meeting that is scheduled for November 9, 2021. Len Ferber contacted the office prior to the meeting to advise that he was not able to attend.

Public Comment: None.

Consider a motion to approve the minutes of October 5, 2021: A motion was made by Lori Troiano, seconded by Steve VanOrmer and passed unanimously to approve the minutes of the October 5, 2021 meeting as printed.

Consider a motion regarding the application for 8 East Main Street for exhaust fans for hood: Eldon Stoltzfus and Brandon Stoltzfus, representing the owner 8 East Main Street LLC, were in attendance for the application to install exhaust fans for the hood that were installed for Spring House Brewing on the side of the property along the alley. Eldon Stoltzfus stated that he had designated for the fan system to come out where the old doorway was on the side but the system installers stated they could not go through that area and they put the fan through the brick wall when he was not present. He added that he was unhappy with its placement but the project was finished and there was nothing he could do. He also stated that the fan could not be run out the back of the building because there is an old fireplace that would have made it difficult to run the exhaust through that area.

Steve VanOrmer stated that the exhaust fans look the same as the fans that are on the other side of the alley for Pizza City and added that Pizza City's side also has an overflowing dumpster. He also asked if the equipment could be painted a brick color to reduce its visibility.

Eldon Stoltzfus stated that the equipment belongs to Spring House Brewing and he cannot speak for them to authorize it being painted. He also stated that he was not in favor of the motion being tabled to allow him to talk to his tenant because he did not want to come back to another meeting.

Chris Lainhoff stated that the exhaust fans should be relocated and added that this is the fourth restaurant to go in Strasburg's Historic District in the last 15 years and all other exhaust hoods are not visible from the cartway. He also stated that the hood at the Spring House Brewing in Lancaster City does not come out the side of that building and is not visible from the cartway.

Lori Troiano suggested that the hood system and propane tanks be placed on a brick pad. Eldon Stoltzfus stated that he is going to mulch that area in the Spring and the blocks will not be visible.

Dale Kaufman stated that 8-10 East Main Street project was well designed, had quality workmanship, and rectified an eyesore building. He asked if lattice screening could be installed to block the view of the exhaust fan system.

Eldon Stoltzfus stated that the post office advised him that he will have to put the mailboxes on the side of the building (they will not permit them to be on the rear of the building) so he needs to leave an open space for the mailboxes. He asked if the mailboxes would need to be reviewed by HARB. Tom Lainhoff stated that the Borough made the decision about a year ago that mailboxes do not need HARB approval.

Tom Lainhoff stated that the work done to the building up to this point has been good except for the recent repointing had mortar slopped on the bricks and was not done carefully and they installed this fan system without a permit.

A motion was made by Dale Kaufman and seconded by Ryan Weaver to recommend Borough Council approve the application of 8 East Main Street LLC, owners of 8 East Main Street, to approve the installation of the exhaust fans for the hood as applied, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Members Kaufman, VanOrmer, and Weaver cast assenting votes. Members Chris Lainhoff, Troiano, and Tom Lainhoff cast dissenting votes. Motion resulted in a tie vote. Chairman Lainhoff stated that since HARB is a recommending body, the decision should come from Borough Council.

Steve VanOrmer suggested the applicant consider painting the shiny stainless steel fan systems. Tom Lainhoff stated that he believes the property owner has good aesthetic judgment and trusts that when he can he will do the right thing.

Consider a motion regarding the application for 214 Miller Street for an addition: A representative for this application was not in attendance.

A motion was made by Chris Lainhoff, seconded by Lori Troiano and passed unanimously to table the application of 214 Miller Street for an addition because there was no one in attendance to represent the application.

Consider a motion regarding the application for 121 South Decatur Street for demolition: Dave Rineer, Bob Bronkema, and Terry Sweigart were in attendance for this application.

Tom Lainhoff stated that 121 South Decatur Street was built 225 years ago and is one of eight historic one-story buildings that were built in Strasburg and is one of two that survive today. He stated that the building has not been treated well with its life.

Chris Lainhoff stated that the date and structure type (brick building) are shown on the property deed. He stated that he reviewed the documentation provided by the applicant and added that the floor joists can be repaired and noted that other buildings in much worse condition in the Borough have been rehabilitated and saved.

Chris Lainhoff asked the representatives in attendance how they could most be benefitted by the house and property. Terry Sweigart stated that it is more financially beneficial for the church to sell the house and property but their long-term strategic plan is to keep the land for possible future space for the church to expand and want to own the entire frontage to the corner. Chris Lainhoff stated that there are currently two other historic structures on the frontage between the church's property and the corner of Funk Street.

Terry Sweigart stated that their search showed that the house was brick and old but did not know that it was historically and architecturally significant. Chris Lainhoff stated that 121 South Decatur Street used to consist

of the house and approximately $\frac{3}{4}$ of an acre but the church purchased the property and subdivided the lot in 2013 to use the back portion of the land for their parking lot. The remaining land with 121 South Decatur's house is approximately .08 acres.

Chris Lainhoff also stated that in the last 100 years, the church has demolished five houses to build what is now their parking lot. He added that the permits to demolish those properties were issued prior to the establishment of the Historic District. He also stated that this application is to demolish a sixth property and Mr. Sweigart talked about using the land for future expansion and noted that there is another historic house, 119 South Decatur Street, sits between the existing church property and the property at 121 South Decatur Street that they are applying to demolish.

The third property between the church and the corner, 127 South Decatur Street, is not currently owned by the church. He added that he is concerned with the lack of maintenance to the property and stated that the downspout is not properly connected to carry the water away from the foundation and that is why water is getting in the basement. He also stated that property owners are responsible to maintain their properties.

Bob Bronkema stated that there is no plan to demolish the property at 119 South Decatur Street while he is with the church.

Dave Rineer stated they are proposing to keep 119 South Decatur and demolish 121 South Decatur Street because 119 South Decatur's roof is in better condition, water doesn't get in the basement of this property like it does at 121, 119 South Decatur is historically-significant, and the interior of 119 is in better shape. He added that when the church purchased 121 South Decatur, the previous owners were granted lifetime rights to stay and they wanted privacy and the church was not permitted to gain entry.

Chris Lainhoff stated that he believes it would be best for the church to sell the house to someone who would be willing to make the necessary repairs. He added that the town would be missing a historic structure if it were to be demolished and the area does not need more greenspace. He also stated that, based on what was said earlier in the meeting, that the church would apply in the future to demolish other houses along South Decatur Street.

Tom Lainhoff stated that the property owners need to inspect 119 South Decatur Street and do some necessary maintenance to preserve it, adding that he is concerned that the aluminum siding could be covering up possible termite damage. He added that Strasburg has a high survival rate of historic buildings and each building is part of the whole Historic District.

Lori Troiano questioned the quote provided by Metzler Home Builders. Dave Rineer stated that the one quote is for the minor repairs that are necessary to make the structure habitable.

Tom Lainhoff relayed a comment provided by Len Ferber, who is a real estate broker and appraiser, stating that the provided \$100,000 value of the property is low. Dave Rineer stated that the value was an estimate and not an appraisal.

Dave Rineer stated that they looked at this application from a different set of values from HARB. Bob Bronkema stated that the church feels they can provide a better value to community by having open space and to possibly do mission ministry in that area.

Dave Rineer stated that HARB had permitted a demolition on Miller Street. Chris Lainhoff stated the only demolition that was approved by HARB was for a cinder block outbuilding that was a head building for a greenhouse that was behind a house at 211 Miller Street by a previous owner.

Dale Kaufman stated that he believes the church benefitted from the properties by subdividing and using the land off the back and for him he would have liked to see what the proposed plan is for the property. Terry

Sweigart stated that there is no proposed plan for using the property because it is being retained for a possible future use.

Chris Lainhoff stated that he believed the best benefit to the town and service to the community is for the church to preserve the house at 121 South Decatur Street and sell it to someone who can restore it. Tony D'Alessandro stated that he wishes this building would have been available when Strasburg Preservation Inc. was restoring buildings in Strasburg Borough.

Chris Lainhoff provided a written detailed history of the property and a rendering showing what the building could look like if restored. The documentation was provided to the applicant prior to the meeting and was reviewed and discussed.

A motion was made by Chris Lainhoff, seconded by Lori Troiano and passed unanimously to recommend Borough Council deny the application of the First Presbyterian Church of Strasburg to demolish the house at 121 South Decatur Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 2 and 6.

Bob Bronkema stated that he appreciates HARB's work.

Other Business: Tom Lainhoff briefly explained the photos provided regarding 49 East Main Street and stated that he will discuss this with the Borough Manager and bring it to the next meeting for discussion if necessary.

Public Comment: None.

Adjournment: A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 9:45 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, DECEMBER 7, 2021**

Members Present: Tom Lainhoff Lori Troiano
 Len Ferber Steve VanOrmer
 Chris Lainhoff Dale Kaufman (7:41 pm)

Others Present: Christine Shipman, Admin. Asst. Benuel Fisher
 Christian Pasto Brian Reichert
 Valerie Stocker Jill Reichert
 Rick Waller Melissa Galfano
 Denise Waller Justin Miller (by phone)

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.

Chairman 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 December 14, 2021. Ryan Weaver contacted the office prior to the meeting to advise that he was not able to attend.

Public Comment: None.

Consider a motion to approve the minutes of November 2, 2021: A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to approve the minutes of the November 2, 2021 meeting as printed.

Consider a motion regarding the application for 135 East Main Street for a sign: Rick and Denise Waller, owners, together with the new tenant, Valerie Stocker, were in attendance and reviewed their application for a sign for the State Farm Insurance office at 135 East Main Street. Valerie Stocker stated that she prefers the historic sign that is black with red letters but stated that State Farm requires the red sign with white letters to be denied for her to be allowed to have the historic black with red letters sign.

Chris Lainhoff stated that he communicated with the Zoning Officer regarding the signage for the building and is waiting for confirmation from him regarding the total square footage of signage allowed.

A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council take the following action regarding the application of Rick and Denise Waller, owners of 135 East Main Street, to deny the standard State Farm Insurance Sign shown as Project No. 459269A as it is not compatible with the Historic District and to approve the historic State Farm Insurance Sign shown as Project No. 459842-2, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Consider a motion regarding the application for 127 South Decatur Street for a door and frame replacement: Brian and Jill Reichert, owners of 127 South Decatur Street, were in attendance and reviewed their application. They stated that the door and frame they are proposing to replace is on the addition that was built approximately 18 years ago and they are proposing to use materials that would have been available when the addition was constructed.

A motion was made by Chris Lainhoff, seconded by Dale Kauffman and passed unanimously to recommend Borough Council approve the application of Brian and Jill Reichert, owners of 127 South Decatur Street, to replace the door and frame on the addition as proposed, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Consider a motion regarding the application for 215 Miller Street for solar panels on the garage to the rear of the property: Melissa Galfano, representing Trinity Solar, was in attendance to review the application to install roof-mounted solar panels on the garage to the rear of the property at 215 Miller Street.

Steve VanOrmer stated that the structure they are proposing to install the solar panels is an outbuilding that is to the rear of the property. Dale Kaufman stated that the garage is set back quite a distance from the roadway. Len Ferber stated that the building is not an older, historic building. Melissa Galfano stated that their panels are high quality and are solid black unlike some of their competitors' panels that look like a checkerboard.

A motion was made by Dale Kauffman, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve the application of Jason Erb, owner of 215 Miller Street, and Trinity Solar, to install the 47 roof-mounted solar panels on the rear garage as applied and noted that the building is not a historic building and is not highly visible, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Consider a motion regarding the application for 214 Miller Street for an addition: Christian Pasto, owner, and his contractor Benuel Fisher, were in attendance and reviewed their application to construct an addition on top of the addition to the rear of the home at 214 Miller Street. They stated that the addition will be a bedroom. Chris Lainhoff suggested they consider installing two windows on each side, depending on the use of the room. Dale Kaufman stated that the addition is not highly visible and windows could affect the use of the room so he believed it should be up to the applicant. Steve VanOrmer stated that the roof pitch cannot be seen from the road but suggested they may want to consider matching the pitch of the house roof. It was also noted that the existing addition is set in from the side of the main house.

A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of Christian Pasto, owner of 214 Miller Street, to construct the addition on top of the rear addition as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Consider a motion regarding the application for 30 West Main Street to restore the porch railing back to the condition it was before it was removed: Justin Miller, owner of 30 West Main Street, called into the meeting and was available via speakerphone. He stated that he inventoried the salvaged materials and he has 50 of the needed 68 spindles and all of the top and bottom pieces except for the top of the short (approximately 4') front section. He stated that he took three vacation days between Christmas and New Years and plans to work on restoring those pieces during that time.

Chris Lainhoff reminded the applicant that the original permit was issued in June of 2020 after they were stopped for doing work without a permit and the owner attended the June 1, 2021 meeting and agreed to come back to HARB in six months if the project was not completed. Justin Miller agreed to attend the January 4, 2022 HARB meeting to provide an update on his progress on the project. The Borough Manager will be asked to provide input on how many times the permit should be extended.

Justin Miller stated that the last permit he was issued has an expiration date of June 2, 2022. It was noted that the details of the permit state that the work was to be completed within six months or provide an update to HARB. Chris Lainhoff stated that we would like the project to be completed by June 2, 2022.

It was the consensus of the members to table the application until the January 4, 2022 meeting and that the applicant will attend that meeting to provide an update on his progress.

Other Business: Tom Lainhoff asked if there was any update regarding the application for 121 South Decatur Street. Christine Shipman stated that the Manager was verbally notified that they intended to appeal HARB's decision and the applicant was advised to submit it in writing. The office will notify the members if the written appeal is received and members were encouraged to attend the meeting.

Public Comment: None.

Adjournment: A motion was made by Dale Kaufman, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 9:00 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant