

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, JANUARY 4, 2022**

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

Others Present: Christine Shipman, Admin. Asst. Eldon Stoltzfus
 John Mroz 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 January 11, 2022. Len Ferber contacted the office prior to the meeting to advise that he was not able to attend.

Public Comment: None.

Reorganization: Tom Lainhoff stated that he was not interested in being re-elected as Chairman. A motion was made by Steve VanOrmer, seconded by Dale Kaufman and passed unanimously to nominate Chris Lainhoff as Chairman. Hearing no other nominations for Chairman, Chris Lainhoff was named Chairman.

A motion was made by Steve VanOrmer, seconded by Dale Kaufman and passed unanimously to nominate Len Ferber as Vice Chairman. Hearing no other nominations for Vice Chairman, Len Ferber was named Vice Chairman.

Chris Lainhoff took the Chairman's position at the table and continued the meeting.

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

Consider a motion regarding the application for 6 South Decatur Street for exterior renovations: Eldon Stoltzfus, representing Adaptable Resources LLC, was in attendance and reviewed the application for exterior renovations at 6 South Decatur Street. He stated that the roof failed and they decided to do additional exterior improvements when they replace the roof. He also stated that the initial quote he received to replace the roof with a standing seam metal roof was \$8,000 so he wanted to also ask for permission for an alternate option for a lifetime grand manor shingle roof. Additional work being done is to replace the aluminum siding with horizontal beaded cementitious siding to match the addition at 2 S Decatur, install half round spouting the whole way around, the three front windows will remain, cementitious shingle siding and if they can't find that they will cut their own cedar shingles to match, the Azec trim they are proposing will be added around the existing windows where there is not currently any trim, the existing wood trim will be retained and painted, and they will blend the roofline with the new roof.

Chris Lainhoff noted that the building is very small if it would have been a carriage house and the floor looks like it is block. He added that he recommended they use the cedar shingle siding.

A motion was made by Dale Kaufman, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve the application of Adaptable Resources, owners of 6 South Decatur Street, to approve the exterior improvements with the option of the standing seam metal roof or a fiberglass shingle roof, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 7.

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, attended the meeting via a phone call on speakerphone to provide an update of the progress he made on the project since the last meeting. He stated that he began working on restoring the original materials and it does take some time to remove the staples and nails and it takes approximately 10 minutes per spindle with a palm sander to prepare them to be put back up. He said that he is not quite half done with the work on the original materials.

Chris Lainhoff stated that the Borough's position is that if the project is not completed when this permit expires on June 2, 2022, the Borough will turn it over to the Property Maintenance Inspector for enforcement, which could include fines. He stated that HARB wants to help him make sure he gets the project finished by the deadline and suggested he have interim deadlines to ensure the project gets completed – end of April for two sections and the end of May for the remaining two sections.

Justin Miller stated that he was agreeable to the interim deadline plan to make sure the project is completed before the permit expires and will get one section done by the end of April and the finished project by the end of May. He stated that he still had the contact information he was provided for the places to get the replacement pieces for the missing components but he did not contact them yet.

Chris Lainhoff stated that he was glad that Mr. Miller made progress over the holidays and recommended he finish restoring and prime the pieces over the winter so they are ready to be installed when the weather improves.

Consider a motion regarding the 2021 CLG Annual Report: A motion was made by Dale Kaufman, seconded by Tom Lainhoff and passed unanimously to accept the 2021 CLG Annual Report and authorize it to be forwarded to Borough Council for approval and authorization to submit to the Pennsylvania Historical and Museum Commission.

Other Business: Tom Lainhoff stated that he will work on the Historic Inventory Update and bring back to a future meeting for the Board's review and approval.

Public Comment: None.

Adjournment: A motion was made by Steve VanOrmer, seconded by Dale Kaufman and passed unanimously to adjourn the meeting at 8:25 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant

February 1, 2022 HARB meeting – canceled

March 1, 2022 HARB meeting – canceled

Chris Lainhoff stated that, as required by our Ordinance, he inspected the existing attic windows and they are not repairable and he deems them in need of being replaced. He stated that the squirrels and birds that were in the attic storage space caused the damage to the windows. He stated that the replacement they are proposing a very good replacement and is as true of a divided light you can get to match the original windows.

Steve VanOrmer suggested they check with their window contractor and see if he could make the window sash out of mahogany wood instead of pine because the mahogany will last longer. Chris Lainhoff also suggested another wood option would be Spanish cedar.

The dormer on the middle of the back of the house was discussed and it was the consensus that it will either be barely visible or not visible but it will be included in the motion.

A motion was made by Len Ferber, seconded by Tom Lainhoff and passed unanimously to recommend Borough Council approve the application of Dillon and Whitney Sickler, owners of 116 East Main Street, to approve the application as submitted to replace four attic windows that were inspected by HARB and replace in kind and to approve the dormer that will be barely visible, noting that photos of the windows to be replaced showing the deteriorated sash will be included with the application and the new sash will be constructed to match the original windows and the glass will be glazed in place, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers #6 and #9.

The chair was turned back over to Vice Chairman Len Ferber because Chris Lainhoff submitted the next application on behalf of the Strasburg Heritage Society.

Consider a motion regarding the application for 122 South Decatur Street for renovations:

Chris Lainhoff, representing the Strasburg Heritage Society, submitted an application for renovations to 122 South Decatur Street. Chris Lainhoff outlined the improvements detailed on the application are:

- * Remove two first floor windows on the north wall that are not original and infill with brick
- * Repair and rehang shutters on the rear addition
- * Replace the existing half round gutters and downspouts in kind
- * Rebuild the chimney to duplicate the appearance of the original photo (previously approved by HARB and Borough Council in March of 2020)
- * Remove top four feet of south gable that was rebuilt in the 1970's with modern bricks and portland mortar and reconstruct it using original bricks and salvaged bricks from other buildings
- * Move the attic window on the gable to its original position on the south gable
- * Repoint south gable with a lime mortar
- * Lime wash brick walls on south gable

Tom Lainhoff stated that his involvement with the project is on a volunteer basis so he is able to vote on the application.

A motion was made by Steve VanOrmer, seconded by Tom Lainhoff to recommend Borough Council approve the application of The Strasburg Heritage Society, owners of 122 South Decatur Street, to approve the renovations as submitted and presented, which is in accordance with the

Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6. Members Tom Lainhoff, Ferber, and VanOrmer cast assenting votes. Member Chris Lainhoff abstained from voting because he is representing the applicant.

Following the vote, the chair was turned back over to Chairman Chris Lainhoff.

Other Business: Tom Lainhoff stated that he has worked on the Historic Inventory Update and will complete and submit it to the Secretary before the next meeting.

Chris Lainhoff stated that the Borough Office updated the Zoning/Building Permit Application to require the applicant to check a box stating that if they are in the Historic District that they understand that they are required to submit an application to HARB if their project is visible from the roadway.

Chris Lainhoff also stated that the owner of 30 West Main Street contacted the office and advised that he was beginning to reinstall the front porch elements. It was stated that he did begin the project and has until June 2, 2022 to complete the project.

Len Ferber stated that he attended the February 22, 2022 Lancaster City HARB meeting and provided a report on the meeting.

Public Comment: None.

Adjournment: A motion was made by Tom Lainhoff, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant

May 3, 2022 – HARB meeting canceled

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, JUNE 7, 2022**

Members Present: Chris Lainhoff Tom Lainhoff
 Dale Kaufman Lori Troiano

Others Present: Christine Shipman, Admin. Asst. Bruce Ryder
 Lara Willox (by phone)

Call to Order and Pledge to the Flag: The meeting was held at the Strasburg Borough Municipal offices, 145 Precision Avenue, Strasburg PA and was called to order at 7:30 p.m. by Chairman Chris 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 14, 2022. Ryan Weaver, Len Ferber, and Steve VanOrmer 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 April 5, 2022: A motion was made by Tom Lainhoff, seconded by Lori Troiano and passed unanimously to approve the minutes of the April 5, 2022 meeting as printed.

Consider a motion regarding the application for 132 Miller Street for a fence: Lara Willox, new owner of 132 Miller Street, was in attendance via phone and her application was reviewed. Dale Kaufman stated that the fence is a nice style and is not highly visible. Chris Lainhoff stated that the proposed fence is a metal aluminum fence and they are substituting that for a wrought iron metal fence.

A motion was made by Dale Kaufman, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of Lara Willox, owner of 132 Miller Street, to approve the fence 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 28 West Main Street to replace the porch flooring: Bruce Ryder, owner of 28 West Main Street, was in attendance and reviewed his application to replace the wrap around porch flooring. He stated that he would like to use Aeratis Traditions PVC tongue and groove porch planks 3 1/8" w by 7/8" thick that will be painted with Benjamin Moore solid deck and siding stain to match the existing porch floor color. He will also be replacing the bottom trim on the porch posts in-kind as needed and other repairs that are not visible. He stated that he chose this material because he could not find any in-kind materials that will last, this material is paintable, and porch floors take a lot of abuse from the weather.

Chris Lainhoff stated that this is aesthetically exactly the same material, is paintable, and this product is milled just like traditional porch flooring. He also stated that this material was previously approved by HARB for installation at 131 East Main Street.

A motion was made by Dale Kaufman, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of Bruce and Barbara Ryder, owners of 28 West Main Street, to approve the application as submitted to replace the wrap around front porch flooring with Aeratis Traditions PVC tongue and groove porch planks that will be painted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Bruce Ryder asked if the members had any suggestions for mills that do custom milling. Chris Lainhoff suggested Compass Hardwoods in Gap.

Other Business: Chris Lainhoff reported that 30 West Main Street only completed the front of the railing installation by the June 2, 2022 deadline. He stated that he and other members of the board have offered their assistance to the homeowners for this project. Christine Shipman stated that she discussed this with the Borough Manager and he requested HARB to obtain photographs and document what work is not complete and he will review the documents.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to refer the incomplete project at 30 West Main Street to the Borough Manager for him to proceed with enforcement because it is not in compliance with the HARB Ordinance, the permits are expired, and the Board has tried to work with him over the past two years to get the project completed.

Chris Lainhoff stated that a 6' high PVC vinyl fence was installed at 8-10 East Main Street without a permit and stated that it is visible from the road. He stated that there was a small 4' wooden picket-type fence in that location years ago but it was not there when the current owner purchased the property. Christine Shipman stated that she and the Borough Manager discussed this and the Borough Manager advised the property owner that he needed to apply for a permit but the property owner had a recent death in his immediate family so he was instructed to apply to attend the July 5, 2022 HARB meeting. Discussion ensued regarding this property and Chris Lainhoff reminded the members that just a few months ago this property had an exhaust fan installed that did not have a HARB permit. He stated that he believed that property owners who are not following the rules/process should have consequences.

Public Comment: None.

Adjournment: A motion was made by Tom Lainhoff, seconded by Lori Troiano 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, JULY 5, 2022**

Members Present: Chris Lainhoff Len Ferber
 Tom Lainhoff Ryan Weaver
 Steve VanOrmer

Others Present: Christine Shipman, Admin. Asst.
 Eldon Stoltzfus
 William and Natalie Lonsinger (by phone)

Call to Order and Pledge to the Flag: The meeting was held at the Strasburg Borough Municipal Offices, 145 Precision Avenue, Strasburg PA and was called to order at 7:30 p.m. by Chairman Chris 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 July 12, 2022. Lori Troiano contacted the office prior to the meeting to advise that she was not able to attend.

Public Comment: None.

Consider a motion to approve the minutes of June 7, 2022: A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to approve the minutes of the June 7, 2022 meeting as amended.

Consider a motion regarding the application for 10 East Main Street for a fence: Eldon Stoltzfus, owner of 10 East Main Street, was in attendance and stated that his tenant installed the 6' high vinyl privacy fence and that he thought it was going to be a wooden fence. He also stated that he thought that since the fence was placed behind the building that it would not need HARB approval. Tom Lainhoff stated that the fence is visible from the roadway and it does fall under HARB's review.

Chris Lainhoff stated that in the past 15 years he has been on the Board, he believes HARB only approved one vinyl fence and it was an extension of an existing vinyl fence behind a more modern house that was installed by a previous owner. He added that the Board routinely denies vinyl fence applications and that the shiny, reflective appearance of a vinyl fence does not fit into the Historic District. Steve VanOrmer stated that he believed that allowing a vinyl fence would set precedent in the District.

Eldon Stoltzfus stated that he does not like the vinyl fence and he advised his tenant that he does not like it. He added that the tenant stated they spent a lot of money on the vinyl fence, do not want to change the fence, and it would cost approximately \$4,000 to replace the fence with a wooden fence that will have to be painted and maintained.

Chris Lainhoff stated that replacement products and distance off the property frontage has been discussed previously. He stated that the PVC tongue and groove porch planks that were approved at last month's meeting were approved because the material is dimensionally exactly

the same as 19th century porch flooring and it can be painted. He stated that vinyl fence panels are not dimensionally or constructed the same and you can't get rid of the glossy surface.

A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council deny the application of 8 East Main LLC, owner of 10 East Main Street, for the fence as submitted and constructed, 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 of 2 East Main Street to replace the sign:

Eldon Stoltzfus, owner of 2 East Main Street, was in attendance and reviewed the application to replace the Blue Dandelion sign with a sign that says Pollinate + Pop. Mr. Stoltzfus stated that they will either be replacing the panel of the sign or placing the new sign on top of the existing panel and that it will be the same size and in the same location.

A motion was made by Tom Lainhoff, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application of Eldon Stoltzfus, owner of 2 East Main Street, to approve the replacement of the Blue Dandelion sign with a Pollinate + Pop sign that is the same size in the same location, 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 of 106 Miller Street for a fence: William and Natalie Lonsinger, owner of 106 Miller Street, were in attendance via telephone. They reviewed their application to install a 6' high 8' wide wooden stockade fence from the barn to almost the property line which they will paint to match the house.

Steve VanOrmer stated that an option they can consider is an opaque stain and the applicants liked that option.

A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve the application of William and Natalie Lonsinger, owners of 106 Miller Street, to approve the installation of a wooden privacy fence on the side of the barn that will be painted or stained to match the house, 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 of 30 West Main Street to complete the restoration of the porch by August 31, 2022: Steve VanOrmer, representing the owner Justin Miller who owns 30 West Main Street, was in attendance and reviewed the application to complete the restoration of the porch balusters, banisters, etc, by August 31, 2022.

Steve VanOrmer stated that he did not offer to do the job and is not doing the job because he does not want to create a conflict of interest. He stated that he simply wanted to assist Justin Miller with locating a reasonably-priced business to obtain the balusters he needed to finish the project. He did locate reasonably priced balusters and Mr. Miller reimbursed him for their cost and was very happy for the assistance. Steve VanOrmer added that he looked at the railing that was installed and realized that the gap was because the posts were not plumb and he is going to only assist with plumbing the post. He also stated that since he was able to obtain the balusters, Justin Miller agreed to complete the project by the August 31, 2022 deadline.

Chris Lainhoff stated that other members had offered previously to assist the homeowners with the project and was very happy that Steve VanOrmer was able to assist them.

A motion was made by Chris Lainhoff, seconded by Tom Lainhoff to recommend Borough Council approve the application of Justin Miller, owner of 30 West Main Street, to approve the completion of the restoration of the porch by August 31, 2022, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 8 and 9. Motion carried with Members Chris Lainhoff, Ferber, Tom Lainhoff, and Weaver casting assenting votes. Member VanOrmer abstained from voting because he was representing the owner.

Because he is the applicant for the next agenda item, Chris Lainhoff turned the chair over to Vice-Chair Len Ferber.

Consider a motion regarding the application of 122 South Decatur Street for a reproduction street lamp mounted on a wooden post: Chris Lainhoff, representing the Strasburg Heritage Society who owns 122 South Decatur Street, was in attendance and reviewed the application to install a reproduction of an early Strasburg street lamp mounted on a wooden post. He stated that this application replaces a previous application years ago to install a historic street lamp.

A motion was made by Steve VanOrmer, seconded by Ryan Weaver to recommend Borough Council approve the application of The Strasburg Heritage Society, owners of 122 South Decatur Street, to approve the installation of a reproduction of an early Strasburg street lamp mounted on a wooden post, 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, Tom Lainhoff, VanOrmer, and Weaver casting assenting votes. Member Chris Lainhoff abstained from voting because he was representing the owner.

Len Ferber turned the chair back to Chris Lainhoff.

Consider a motion regarding the application of 10 Miller Street for a fence: Steve VanOrmer, owner of 10 Miller Street, was in attendance and reviewed the application to replace the existing 42" high wooden fence with a 42" high wooden fence from the road to the front corner of the shop and a 6' high wooden fence on the side of the shop. He stated that he will be using wooden boards from a fence he previously replaced at the back of his property. He stated that he plans to install wooden gate "returns" at each end of the shop and he plans to store his firewood in the space created between his shop and the fence to make his property have a nicer appearance.

A motion was made by Len Ferber, seconded by Tom Lainhoff to recommend Borough Council approve the application of Steve and Darlene VanOrmer, owners of 10 Miller Street, to approve the replacement of the wooden fence as presented and 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, Chris Lainhoff, and Weaver casting assenting votes. Member Steve VanOrmer abstained from voting because he is the property owner.

Other Business: Tom Lainhoff stated that he has completed the review of the East Main Street and West Main Street Historic Inventory and he needs to do Miller Street. When he is finished with his review, he will present the document for the members' review and approval.

Chris Lainhoff thanked Steve VanOrmer for assisting with the 30 West Main Street project.

Public Comment: None.

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

Respectfully Submitted,

Christine D. Moore
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, AUGUST 2, 2022**

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

Others Present: Christine Moore, Admin. Asst.
 Eldon Stoltzfus
 Bob Altenbach (by phone)
 Angela Davis (by phone)

Call to Order and Pledge to the Flag: The meeting was held at the Strasburg Borough Municipal Offices, 145 Precision Avenue, Strasburg PA and was called to order at 7:30 p.m. by Chairman Chris 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 9, 2022. Ryan Weaver contacted the office prior to the meeting to advise that he was not able to attend.

Tom Lainhoff reminded everyone that the placards are to be posted on the properties that are on the agenda to be acted upon and stated that if the placards are not posted the application can be tabled.

Public Comment: None.

Consider a motion to approve the minutes of July 5, 2022: A motion was made by Len Ferber, seconded by Tom Lainhoff and passed unanimously to approve the minutes of the July 5, 2022 meeting as printed.

Consider a motion regarding the application for 119 South Decatur Street for a patio and pergola: Bob Bronkema contacted the Borough Office prior to the meeting to advise that they were unable to attend the meeting and asked that the application be tabled until the next meeting.

A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to recommend Borough Council table the application of 119 South Decatur Street for a patio and pergola.

Consider a motion regarding the application of 10 East Main Street for a fence: Eldon Stoltzfus, owner of 10 East Main Street, was in attendance and reviewed the amended application to the fence application submitted last month. The amendment is to install 6' high wooden fence panels on the 12 East Main Street side of the vinyl fence that was previously installed without a permit. Mr. Stoltzfus passed out the revised wooden fence panel design that his tenants want to use and that was incorporated into the application to replace the previously-submitted design. He added that the wooden fence will be constructed to cover the vinyl fence and the finished side will be visible from the 12 East Main Street side.

Chris Lainhoff noted that the installation of this wooden fence panel is creating a wooden clad vinyl fence. He also stated that the wooden fence panel needs to remain as long as the vinyl fence is in place because the vinyl fence is not approved without the wooden fence panels.

Mr. Stoltzfus stated that the tenant had stated that they may wish to remove the vinyl panels and install the 6' high dog-eared wooden panels on wooden posts. He asked that the Board consider allowing either option in their decision. Mr. Stoltzfus stated that he intends to replace the entire vinyl fence with a wooden fence in five years.

A motion was made by Dale Kaufman, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the amended application of Eldon Stoltzfus, owner of 10 East Main Street, to approve the installation of a 6' high wooden-clad vinyl fence with the dog-eared wooden fence as provided at this meeting (the wooden fence panels will have the finished side showing from the 12 East Main Street side) or to install a 6' high wooden dog-eared fence, 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 of 9 East Main Street for tower modifications:

Bob Altenbach, with NB&C, and his architect engineer representative, Angela Davis, were on speakerphone representing the Independent Order of Odd Fellows, owners of the building at 9 East Main Street. Mr. Altenbach stated that the changes are to improve the T-Mobile equipment inside the tower and the only changes that are visible from the road are the circular panels on the tower are being changed from solid to louvered and will be constructed of RF-transparent materials that will be painted white. He stated the louvers are necessary for heat disbursement.

Tom Lainhoff stated that he prefers to keep the existing wooden trim on the tower and only allow the replacement of the solid siding with louvered. For the panels that are being replaced, he also recommends preserving and storing them in the building for possible future re-installation. Angela Davis stated that the existing wooden circular trim can be retained on the tower and the FRP louvered panels can be installed behind the existing wooden trim.

Chris Lainhoff stated that the wooden solid panels should be removed carefully and numbered when stored in the building.

A motion was made by Steve VanOrmer, seconded by Tom Lainhoff to recommend Borough Council approve the application of Independent Order of Odd Fellows, owners of 9 East Main Street, to approve the project to retain the circular trim, remove and replace the siding behind the trim with RF-friendly louvered material painted to match the rest of the tower, and retain the remaining pieces numbered in the facility for possible future use, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Chris Lainhoff, Tom Lainhoff, Troiano, VanOrmer, and Kaufman casting assenting votes. Member Ferber abstained because he is representing the Independent Order of Odd Fellows.

Consider a motion regarding the application of 45 West Main Street for HVAC equipment:

Dale Kaufman, representing the owner, Jerry Mellinger, 45 West Main Street, was in attendance and reviewed the application to install mini split HVAC units and the necessary piping. He stated they are quiet, efficient units.

A motion was made by Tom Lainhoff, seconded by Lori Troiano to recommend Borough Council approve the application of Jerry Mellinger, owner of 45 West Main Street, to approve the installation of the HVAC equipment 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 Chris Lainhoff, Ferber, Tom Lainhoff, Troiano, and VanOrmer casting assenting votes. Member Kaufman abstained because he is representing the owner.

Consider a motion regarding the application of 336 Miller Street for HVAC equipment:

Len Ferber, owner of 336 Miller Street, was in attendance and reviewed the application to install HVAC equipment to his house. The compressor will be located to the rear of his home.

A motion was made by Lori Troiano, seconded by Steve VanOrmer to recommend Borough Council approve the application of Leonard Ferber, owners of 336 Miller Street, to approve the installation of the HVAC equipment 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 Chris Lainhoff, Tom Lainhoff, Troiano, VanOrmer, and Kaufman casting assenting votes. Member Ferber abstained because he is the property owner.

Consider a motion regarding the application of 28 East Main Street for door replacement and gutters:

Tom Lainhoff, owner of 28 East Main, was in attendance and reviewed the application to replace the louvered door that is currently installed in the front door opening to the small one-story addition on the east end of the building. He stated that it was made out of two interior louvered screens that have started to rot and fall apart at the bottom. There is a paneled door installed inside the louvered door, but it is just nailed in the opening and is not original either. They would like to replace the louvered door with an exterior door they found stored in the attic that is a good fit for the opening, and the hinge and lock evidence also match up. Photographs of the door to be replaced and the proposed door to be installed were provided and attached to the application.

They are also proposing to install new galvanized half-round gutters on the small addition to replace the gutters they removed a few years ago that cannot be reused. The gutters will be painted to match the trim of the house.

In addition to the work listed above, they are also applying for an in-kind repair permit for isolated areas of exterior woodwork.

A motion was made by Len Ferber, seconded by Dale Kaufman to recommend Borough Council approve the application of Ann and Tom Lainhoff, owners of 28 East Main Street, to approve the door replacement, gutter installation, and in-kind work 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 Chris Lainhoff, Ferber, Kaufman, VanOrmer, and Troiano casting assenting votes. Member Tom Lainhoff abstained from voting because he is the property owner.

Other Business: Steve VanOrmer stated he is assisting the owner with completing the porch restoration at 30 West Main Street.

Tom Lainhoff stated that he believed we should adhere to the requirement for applicants to post the placards.

Public Comment: None.

Adjournment: A motion was made by Tom Lainhoff, seconded by Lori Troiano and passed unanimously to adjourn the meeting at 8:40 p.m.

Respectfully Submitted,

Christine D. Moore
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, SEPTEMBER 6, 2022**

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

Others Present: Christine Moore, Admin. Asst. Ryan Null
 Susan Powl Esther McBride
 Dave Rineer Bob Bronkema

Call to Order and Pledge to the Flag: The meeting was held at the Strasburg Borough Municipal Offices, 145 Precision Avenue, Strasburg PA and was called to order at 7:30 p.m. by Chairman Chris 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 September 13, 2022. Len Ferber and Dale Kaufman 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 August 2, 2022: A motion was made by Lori Troiano, seconded by Tom Lainhoff and passed unanimously to approve the minutes of the August 2, 2022 meeting as printed.

Consider a motion regarding the application for 119 South Decatur Street for a patio and pergola: Bob Bronkema and Dave Rineer, representing the First Presbyterian Church of Strasburg who is the owner of 119 South Decatur Street, and the tenant, Susan Powl, were in attendance for this application. Susan Powl stated that the pergola is a free-standing store-bought pergola that is not cemented into the ground.

A motion was made by Tom Lainhoff, seconded by Ryan Weaver and passed unanimously to recommend Borough Council approve the application of Bob Bronkema c/o the First Presbyterian Church, owner of 119 South Decatur Street, for a patio and pergola 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 of 101 South Decatur Street for a shed: Bob Bronkema and Dave Rineer, representing the First Presbyterian Church of Strasburg who is owner of 101 South Decatur Street, were in attendance for this application. Dave Rineer stated that a 20' x 20' shed was removed in 2013 and replaced by an 8' x 10' shed. They are proposing to place an additional 8' x 10' shed on the stone pad from the larger shed that was removed in 2013.

A motion was made by Tom Lainhoff, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of Bob Bronkema c/o the First

Presbyterian Church, owner of 101 South Decatur Street, to place an additional 8' x 10' shed 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 of 109 Miller Street for a standing seam metal barn roof: Esther McBride, owner of 109 Miller Street, was in attendance to review their application to replace the barn/garage roof behind their house with a standing seam metal roof in textured colonial red. They provided a copy of the ABSeam Panel brochure from AB Martin detailing the standing seam metal roof.

Chris Lainhoff stated that the style of standing seam metal roof they chose is a traditional true standing seam. Steve VanOrmer stated that he also used the textured material for one of his projects and stated that he was happy they chose the textured product because it is not shiny and does not look new. Chris Lainhoff stated that he recommends they use the ABS slim line rake to seal the rake edges because the appearance is more historic.

A motion was made by Lori Troiano, seconded by Tom Lainhoff and passed unanimously to recommend Borough Council approve the application of Esther and Jesse McBride, owners of 109 Miller Street, to replace the barn/garage roof with an ABSeam Panel metal roof as shown on the application, 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 of 117 Miller Street for a timber frame structure and fireplace: Ryan Null, owner of 117 Miller Street, was in attendance and reviewed their application to construct a timber frame structure to be attached to the West end of the existing garage over the existing paver patio area. They are proposing to use the same AB Martin ABSeam Panel metal roof as discussed under the previous application for 109 Miller Street but they are proposing to use the black color. They are also proposing to construct a stone fireplace, replace the existing yellow vinyl siding on the garage with gray metal ABM Panel siding from AB Martin, and replace the man doors with standard black fiberglass 9 lite doors. He brought a sample of the siding they are proposing to use.

Chris Lainhoff noted that the building is a commercial-looking garage and is behind the main house. He suggested another siding option they may want to consider is a metal board and batten siding but noted that he would support either that or the ABM Panels since the existing siding is vinyl.

A motion was made by Ryan Weaver, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of Ryan and Kari Null, owners 117 Miller Street, to approve 1) the scope of work for the timber frame structure and fireplace as shown on the application, 2) the replacement of the man doors on the existing garage with standard black fiberglass 9 lite doors, and 3) either the ABM Panel metal siding or a metal board and batten siding to replace the existing vinyl garage siding, all of 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 of 12 East Main Street to remove the second floor shutters and not replace them: The applicant for this application was advised that they or a representative needed to attend the meeting. No one was in attendance to represent the

application and the applicant had not contacted the office prior to the meeting to arrange to attend the meeting via a telephone call.

Since a representative was not in attendance for this application, a motion was made by Ryan Weaver, seconded by Tom Lainhoff and passed unanimously to table the application of Rosa Cataldo, owner of 12 East Main Street, to remove the second-floor shutters and not replace them.

Other Business: None.

Public Comment: None.

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

Respectfully Submitted,

Christine D. Moore
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, OCTOBER 4, 2022**

Members Present: Chris Lainhoff Len Ferber
 Tom Lainhoff Ryan Weaver

Others Present: Christine Moore, Admin. Asst.
 Kathryn Keating
 Michael Sommer

Call to Order and Pledge to the Flag: The meeting was held at the Strasburg Borough Municipal Offices, 145 Precision Avenue, Strasburg PA and was called to order at 7:30 p.m. by Chairman Chris 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 11, 2022. Lori Troiano and Steve VanOrmer 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 6, 2022: A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to approve the minutes of the September 6, 2022 meeting as printed.

Consider a motion regarding the application of 12 East Main Street to remove the second floor shutters and not replace them: Chairman Lainhoff stated that the applicant contacted the Borough Office prior to the meeting to advise that she wished to withdraw the application.

Consider a motion regarding the application of 24 West Main Street for a fence: Kathryn Keating, owner of 24 West Main Street, was in attendance and reviewed her application to install a 4' high cedar picket fence. She stated that the top of the fence will be pointed. She provided two separate drawings for where she was proposing to install the fence. During discussion, the applicant stated that she might want to consider a higher fence to be sure the fence will keep her dog in her yard. The members advised the applicant that it is their understanding that the Zoning Ordinance allows for up to a 6' high fence in the side and rear yards and could word the motion to allow her to apply for a Zoning Permit to install up to a 6' high fence.

A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to recommend Borough Council approve the application of Kathryn Keating, owner of 24 West Main Street, to install up to a 6' high pointed cedar picket fence in the side and rear yard using either of the two layouts 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 of 17 West Main Street to remove two unused chimneys: Michael Sommer, manager for the Strasburg Country Store and Creamery, owners of 17 West Main Street, was in attendance to review the application to remove the two large

chimneys because they are not being used and are in real bad shape. He stated that they had a masonry contractor look at the project and the repair estimate is over \$13,000. He stated that he believed Strasburg Properties owned the building for 13 years. He stated that, if permitted to remove the chimneys, they would remove the chimneys down to the roof line and seal the ends of the roof. He added that they recently replaced the roof in kind and finished that project up to the chimneys.

Chris Lainhoff stated that the chimneys are an integral part of the building and the chimneys on this property are a defining, distinctive feature that defines it as an 1850's structure. Ryan Weaver stated that the chimneys are a distinctive feature and the Secretary of the Interior's Standard for Rehabilitation Standard number 5 states that distinctive features should be retained and Standard 6 states that historic features should be repaired rather than replaced. Len Ferber stated that this is a very historic building and the Secretary of the Interior's standards would not allow HARB to approve their removal. Tom Lainhoff stated that the chimneys create a roofline that is a historic feature. The members stated that they sympathized with the applicant and acknowledge their issue but stated that the standards would not allow HARB to approve the application. Chris Lainhoff stated that he provided the photographs to a reputable mason and he estimated the repair cost to be less than \$10,000.

Michael Sommer stated that he would agree to table the application to allow them to obtain additional estimates to repair the chimneys.

A motion was made by Len Ferber, seconded by Tom Lainhoff and passed unanimously to table the application of Farrel Whiteford/Strasburg Properties LLC, owners of 17 West Main Street, to allow the applicant to obtain additional estimates to repair the chimneys. It was noted that if the applicant chose to repair the chimneys that an in-kind repair permit could be obtained which does not require coming back to a meeting.

Chris Lainhoff offered to go up on the roof and look at the chimneys with a contractor the applicant contacts since no close-up photographs were provided with the application.

Other Business: Chris Lainhoff stated that he attended the Historic Preservation Summit meeting that was held on September 30, 2022.

Tom Lainhoff stated that he will finish the historic inventory and it will be reviewed at a future meeting.

Public Comment: None.

Adjournment: A motion was made by Ryan Weaver, seconded by Tom Lainhoff and passed unanimously to adjourn the meeting at 8:15 p.m.

Respectfully Submitted,

Christine D. Moore
Administrative Assistant

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, NOVEMBER 1, 2022**

Members Present: Chris Lainhoff Tom Lainhoff
 Ryan Weaver Steve VanOrmer

Others Present: Steve Echternach, Borough Manager Robert Hoy
 John Hess Lindsey Stoltzfus
 Kim Stoltzfus Donna Keba
 Eldon Stoltzfus Dorin Bursan

Call to Order and Pledge to the Flag: The meeting was held at the Strasburg Borough Municipal Offices, 145 Precision Avenue, Strasburg PA and was called to order at 7:37 p.m. by Chairman Chris 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 8, 2022. Lori Troiano and Len Ferber 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 October 4, 2022: A motion was made by Ryan Weaver, seconded by Tom Lainhoff and passed unanimously to approve the minutes of the October 4, 2022 meeting as printed.

Consider a motion regarding the application of 112 South Decatur Street for window replacement: Donna Keba, owner of 112 South Decatur Street, was in attendance and reviewed her application to replace a window on the front of the house.

Chris Lainhoff stated that he met with the applicant to view the house and the condition of the window. He stated that the window is a wooden replacement window that was installed by the previous owners. He stated the window is fogged up and it is falling apart.

Robert Hoy, a representative from Renewal by Andersen, was in attendance and reviewed the window that was proposed to be installed. He stated it is made of a composite material called Fibrex that is molded from a mixture of 40% ground up wood and 60% thermopolymers. He stated that Fibrex is paintable, does not rot, has a life expectancy is 60+ years, and the windows have a 20-year warranty. The windows are molded to have a wood window appearance. They come in seven different grill options.

Chris Lainhoff stated that the window she is proposing to replace is not the original wooden window but it is a replacement wooden window. He stated that they are sure her windows are replacement wooden windows because they are double hung, insulated glass wooden windows. He did state that based on his inspection he determined that this window does need to be replaced because it cannot be repaired. Tom Lainhoff and Chris Lainhoff stated that it is very important that the Board be consistent in its recommendations and the ordinance is very specific on windows.

A motion was made by Ryan Weaver to recommend Borough Council approve the application of Donna Keba, owner of 112 South Decatur Street, for the replacement window as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Tom Lainhoff seconded the motion for the sake of moving the motion forward to discussion.

Tom Lainhoff asked the Renewal by Anderson representative if the 5/8" to 3/4" aluminum piece is what would be visible and Mr. Hoy stated that the aluminum clad piece is what is visible to the existing brickmold.

Chris Lainhoff asked the Borough Manager's opinion regarding replacement windows. The Borough Manager stated that he believed the ordinance needs to be changed to allow for composite materials to be used, noting that they are allowed in Valley Forge. He stated that he believed this change is needed because composite materials have been improved since the ordinance was last amended and because this would allow homeowners to improve their properties and continue to live in their homes instead of selling.

Tom Lainhoff stated that a historic window would have a wider sill to bring the apron out to the drip edge instead of dripping on a wooden windowsill. He also stated that the replacement window will project out beyond its own face (the trim is 1/2" wider for the piece of trim to accommodate a pull-down screen). He added that replacement window companies need to try harder to manufacture windows that are compatible with historic buildings.

Chris Lainhoff called the question on the motion. Motion failed with member Weaver casting an assenting vote and members Chris Lainhoff, Tom Lainhoff, and VanOrmer casting dissenting votes.

The members explained to the applicant that since the motion failed that the application was denied. It was the consensus of the members that if the owner found a wooden window with wooden frames that would be an in-kind replacement and she could apply for and receive that permit without coming back to a meeting.

Consider a motion regarding the application of 10-14 South Decatur Street for renovations:

Lindsey Stoltzfus, Kim Stoltzfus, and their architect Eldon Stoltzfus were in attendance for the application. Chris Lainhoff stated that he met with the applicant prior to the meeting to view the property. Eldon Stoltzfus stated that they are not here for a vote tonight but they are seeking input on their concept plan, noting that they have a limited budget and want a reasonable approach. Chris Lainhoff suggested they amend the application to allow them to begin exploratory removal of the siding, soffit and aluminum trim (the later materials added to the structure) so they can see what is under there to allow them to develop a plan. The applicants stated that they are agreeable to amending the application as discussed and stated that they have been working on the property for four months since they purchased it with cleaning it up and evicting the tenants. Kim Stoltzfus added that they are multi-generation Strasburg residents and want to improve the property but if they have to spend too much on historical improvements that they may have to sell the property or leave it vacant. She stated that everything is rotted on the property and the electric is in bad shape and was damaged by the previous owner's tenants. Ryan Weaver stated that he wants to work with the applicants to find a way to improve the property considering its existing condition. The Borough Manager stated that the previous property owner sold the property because the Borough sent the first letter in the enforcement action process.

Chris Lainhoff stated that the property started as a barn, was a furniture factory in the early 1880's and in the 1920's it was remodeled into residential units on the second floor and commercial uses on the first floor. He stated that this property was an adaptive reuse and the first floor is not harmonious.

Steve VanOrmer stated that he is concerned with retaining the 6 over 6 wooden windows. Eldon Stoltzfus asked for comment on the concept plan. Tom Lainhoff stated that he had some concerns with the front window alignment. Eldon Stoltzfus stated that they left the existing window openings in their current location and are matching first floor window to replace the store front window. Chris Lainhoff stated that he is in favor of removing the pent roof, noting that it is not a historic feature. He also stated that since the building has vinyl siding that it is an in-kind replacement to replace it with vinyl or aluminum siding. Chris Lainhoff stated that the existing standing seam metal roof can be recoated or replaced in-kind with a standing seam metal roof. Kim Stoltzfus asked about a fiberglass shingle roof and Chris Lainhoff stated that would require Board approval at a future meeting. He added that it is his opinion that the wooden window part of the application will be the largest discussion item at a future meeting.

Chris Lainhoff made a motion, seconded by Tom Lainhoff and passed unanimously to recommend Borough Council accept the amended application of BJJBRR, owners of 10-14 South Decatur Street, to remove the existing vinyl siding, remove the aluminum trim, remove the pent roof, and do the exploratory work as requested, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard #9.

Other Business: None.

Public Comment: John Hess, owner of 109 West Main Street, was in attendance and stated that he missed the deadline for this meeting and submitted an application for the next meeting for replacement windows, a mini-split, and a storm door. He stated that the property became vacant for the first time in 20 years and he needs to make some improvements to be able to rent it again. He stated that he was unaware of the regulations regarding the need for the Board to review the storm door and he already removed it and disposed of it before obtaining a picture. He stated that all windows are in deplorable condition, he doesn't want to try to paint them and doesn't want to have to replace the storm windows. Chris Lainhoff stated that the first step is for a Board member to inspect the windows and Mr. Hess stated that he would like a member to contact him to set up an inspection. Chris Lainhoff stated that the window replacement section of our Ordinance is the same as Lancaster City's Ordinance and that an in-kind permit can be obtained to repair existing wooden windows and we have Lancaster City's list of wood window repair contractors.

Dorin Bursan stated that he is looking at possibly purchasing 246 Miller Street and asked for the Board's input on replacement windows and solar panels. He specifically asked if the glass in the windows could be replaced with double pane and Chris Lainhoff stated that a site visit would be necessary to determine the condition of the windows and the Board would need additional information as to the proposed location for the solar panels. Considering how long the meeting went, Chris Lainhoff stated that a Board member could discuss Mr. Bursan's other questions outside of the meeting. Mr. Bursan stated that he had previously met with the Borough Manager.

Steve Echternach stated that the Borough is trying to have all meetings begin at 7:00 pm for consistency and for the consideration of the staff. It was the consensus of the Board that a 7:00 pm start time would be acceptable.

Adjournment: A motion was made by Steve VanOrmer, seconded by Ryan Weaver and passed unanimously to adjourn the meeting at 10:15 p.m.

Respectfully Submitted,

Steven Echternach
Borough Manager

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, DECEMBER 6, 2022**

Members Present: Chris Lainhoff (7:34 pm) Tom Lainhoff
Ryan Weaver Steve VanOrmer
Lori Troiano

Others Present: Christine Moore, Admin. Asst. John Hess
Kristie Nies Tim Nies
Travis Jankowski Barry Hazen
Nathan Claycomb Denise Claycomb

Call to Order and Pledge to the Flag: The meeting was held at the Strasburg Borough Municipal Offices, 145 Precision Avenue, Strasburg PA and was called to order at 7:30 p.m. by 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 December 13, 2022. Len Ferber contacted the office prior to the meeting to advise that he was not able to attend. Chairman Chris Lainhoff arrived and the meeting was turned over to him.

Public Comment: None.

Consider a motion to approve the minutes of November 1, 2022: A motion was made by Tom Lainhoff, seconded by Ryan Weaver and passed unanimously to approve the minutes of the November 1, 2022 meeting as printed.

Consider a motion regarding the application of 109 West Main Street for replacement windows, storm doors, and mini-splits: John Hess, owner of 109 West Main Street, was in attendance and reviewed his application to replace the wooden windows with a vinyl window, replace the front storm door, and install air conditioning mini-splits. He stated that he attended last month's meeting and discussed his request in detail at that meeting and he is trying to improve the property to get a good tenant. He stated that the ropes in the existing windows do not work, are not safe, and his old tenants broke some of the storm windows. The vinyl window he would like to install is a Wincore 5400 vinyl replacement window with the grids between the UV glass. He stated he wants to install vinyl replacement windows because they are easy to maintain and energy efficient. He added that he did not obtain a price to repair the windows because he was advised by a friend and the painter that it would be expensive. Mr. Hess stated that he has owned the building for 30 years and was occupied by a tenant that did not take care of the property and he has to do a lot of improvements to get it re-rented. He stated that he did not do improvements to the building while it was occupied because he did not want to impose on the tenants.

He also stated that the storm door he is proposing to install matches the previous storm door and there will be three A/C mini-split units, two on the side and one on the back and the piping will be on the side of the building. Mr. Hess stated that there are neighboring properties to his that have vinyl replacement windows and mini-splits.

Chris Lainhoff reminded the applicants that HARB has to abide by the National Parks Service Secretary of the Interior Standards in their recommendations and our Ordinance also includes the same window standard used by the Lancaster City HARB. He stated that the HARB Ordinance was changed in 2016 to have a consistent policy for window replacement applications. He stated that he did do a site visit of the property today and provided photographs and a verbal report. He did add that he was able to view most of the windows but some were partially blocked by work being done by the painter. He stated that his opinion is that the two attic windows need to be replaced but the remaining windows can be repaired. He stated that the sash is in good shape and the windows operate. The windows do need to be spot glazed. He stated that the sash cords can be re-rope, counter balanced weights can be installed, or a hole and cotter pin can be used to hold the windows open. He also stated that since the owner is installing air conditioning that the windows probably will not be open as much.

Mr. Hess asked what would have happened if he would have just replaced the windows and not applied for a permit. Tom Lainhoff stated that the Borough would have issued an enforcement notice and stated that in the past another property had to remove the incorrect windows they installed and install wooden replacement windows.

Chris Lainhoff stated that a repaired window with a good storm window provides the same amount of energy efficiency as a replacement window. He also stated that vinyl replacement windows will break and cannot be repaired and will need to be replaced again in the future.

Because the application includes multiple projects, Mr. Hess agreed to allow HARB to make two separate motions on his application.

A motion was made by Tom Lainhoff, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council deny the application of John Hess, owner of 109 West Main Street, to replace the wooden windows with the Wincore 5400 vinyl replacement window with the grids between the UV glass as submitted because the original wooden sashes on the first and second floor are in good condition and can be repaired and noted that since the attic windows are deemed to deteriorated to be repaired that they can be replaced with wooden replacement windows, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

A motion was made by Ryan Weaver, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of John Hess, owner of 109 West Main Street, to replace the front storm door with a similar style and material to what was there, to remove or replace the existing storm windows, and to install the mini-splits and conduit 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 of 21 West Main Street to replace front entrance door, front porch boards, garage doors, and siding: Tim and Kristie Nies, representing the new owner of 21 West Main Street, were in attendance to review their application. They stated that they are applying to replace the broken wooden front door and to replace the front porch floor boards in kind (tongue and groove wooden boards that will be painted). They would like to discuss their application for garage doors and siding but do not want a decision on those two items. A picture of the wooden replacement entrance door was

provided and it is a nine true divided light door they purchased from the Barnyard Boys that is the correct door size. For the garage door project, they would like one side to be a man door and the other side a garage door but the quote they received was very expensive and functionally they discovered will not work so they will review more options and apply to a future meeting. For the siding discussion, Tom Lainhoff stated that replacing aluminum siding with vinyl siding is considered an in-kind replacement because it is a pre-existing nonconforming material. Tim Nies stated that the siding is in good shape and they may obtain prices to have it painted. The applicant requested that the application to replace the garage doors and siding be tabled.

A motion was made by Ryan Weaver, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of Donna Nies, owner of 21 West Main Street, to replace the front entrance door with the wooden door as submitted and to replace the front porch boards with wooden tongue and groove boards which will be painted, 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 of 10-14 South Decatur Street for replacement windows: Travis Jankowski, representing the owners of 10-14 South Decatur Street, was in attendance and reviewed the application to replace the existing windows with a Northeast 1 over 1 vinyl replacement window. He stated that the house has a mixture of vinyl, aluminum, and wooden windows. He stated that three contractors stated they would not work with him because the house is in a historic district. He stated that the house has 27 windows, 21 of which are visible from the road. He stated that he did receive a quote for wooden replacement windows but they were \$3,500 each and were 40 weeks out for production. He stated they have renters lined up to move in March 2023 and they need to get the building finished. The quote he received to install these vinyl replacement windows is \$12,000 for all 27 windows and stated this will make the building look good and enable them to get good tenants. He said that if they are not able to install these windows that they may have to consider selling the property back to the bad tenants who used to live there or consider bulldozing the property because the renovations are very expensive.

Chris Lainhoff stated that this building was discussed at last month's meeting and he conducted a site visit but when he was there it was to discuss general ideas. He stated that when he was inside previously, he did not look closely enough at the property to document the condition of the windows but did look at the exterior of the building again today. Travis Jankowski stated that most of the street-facing windows are wooden. The applicant was advised that the windows that are currently aluminum or vinyl can be replaced with vinyl but Mr. Jankowski stated that they wanted all of the windows to look the same, which the members understood.

Tom Lainhoff asked if they are still pursuing the same conceptual plan that was reviewed last month and Mr. Jankowski stated that they were. Mr. Jankowski also stated that they have not decided what siding they want to install. Chris Lainhoff stated that he believed it was hard to make a decision without knowing their complete plan for the renovation.

Chris Lainhoff stated that from his exterior site visit, the front wooden windows do have intact glazing and he noted that those windows could be repaired. Ryan Weaver reminded the applicant that our Ordinance is restrictive on what HARB can recommend.

Chris Lainhoff stated that an option for them to consider is a wooden true divided light window made by Elverson Supply Company. He stated that they are economical and recommended that they be reglazed. Chris Lainhoff noted that when the building was rehabilitated from the barn to a house they installed 6 over 6 wooden windows and replacing the windows with a 6 over 6 wooden window would be a restoration to undo later changes. Ryan Weaver stated that another possible cost-effective option is Bird in Hand windows, who make wooden insulated windows. It was noted that these local companies would probably be able to provide a quicker turnaround than the larger chains.

Chris Lainhoff asked the applicant if he would consider researching and obtaining pricing to replace the windows with wooden replacement windows and/or repair the existing wooden windows. Travis Jankowski stated that they wanted to continue with their application as submitted for the vinyl replacement windows.

A motion was made by Steve VanOrmer, seconded by Lori Troiano and passed unanimously to recommend Borough Council deny the application of BJJBR Enterprise LLC, owners of 10-14 South Decatur Street, to install Northeast 1 over 1 vinyl replacement windows as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 6 and 9. Chris Lainhoff stated that he believes the application needs to consider other options, including a good faith effort to obtain pricing to repair the existing wooden windows and to research the local wooden window suppliers. Chris Lainhoff offered his assistance to the applicants and will provide additional information regarding the window options.

Consider a motion regarding the application of 230 Miller Street to replace the garage door: Nathan and Denise Claycomb, owners of 230 Miller Street, were in attendance to review their application to replace the garage door. They are seeking approval to replace the barn style garage door with two double hung wooden doors that meet in the middle and the doors will match the existing style. Photographs of the proposed door were included with the application. They did clarify that they are only replacing the existing door and the existing windows on the left side will remain intact.

A motion was made by Tom Lainhoff, seconded by Ryan Weaver and passed unanimously to recommend Borough Council approve the application of Nathan and Denise Claycomb, owners of 230 Miller Street, to replace the garage door with the wooden garage door as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Other Business: None.

Public Comment: Kristie Nies stated that she has heard it mentioned many times that the Board is bound by the Ordinance. She stated that many people want to improve their properties and appreciates HARB but she stated we need to have a livable, attractive community.

Ryan Weaver stated that he believed that there needs to be an intersection of economics and historical preservation. He stated that that the Board's decisions are based on the National Park Service/Secretary of the Interior's Standards and stated that copies of the Standards should be

provided to the public at each meeting so attendees know how the Board is making their decision.

Chris Lainhoff stated that he would like additional discussion at a future meeting to consider combining Standard #9 and Standard #6 for considering replacement of modern wooden windows similar to the type presented at last month's meeting by Donna Keba.

When asked why composite porch flooring is permitted, Chris Lainhoff stated that you cannot see the difference when painted composite wooden porch boards that are milled just like traditional porch flooring is installed. He also stated that porch floors are normally replaced in their entirety and that the replacement of porch flooring is part of the routine maintenance of an old building.

Adjournment: A motion was made by Tom Lainhoff, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 10:20 p.m.

Respectfully Submitted,

Christine Moore
Administrative Assistant