

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, JANUARY 2, 2024**

Members Present: Steve VanOrmer Eldon Stoltzfus
Tom Lainhoff Lori Troiano

Others Present: Steve Echternach, Borough Manager Tyler Martin
Christine Moore, Admin. Asst. Bill Lonsinger
Natalie Lonsinger

Call to Order and Pledge to the Flag: The meeting was held at the Strasburg Borough Municipal Offices, 145 Precision Avenue, Strasburg PA and began at 7:00 p.m. with the salute to the flag. Because the Chairman or Vice Chairman were not in attendance, Steve VanOrmer made a motion, seconded by Lori Troiano and passed unanimously to appoint Tom Lainhoff to Chair tonight's meeting. Ryan Weaver, Len Ferber, and Pete Kingsley Jr. notified the office that they were unable to attend the meeting.

Public Comment: None.

Consider a motion to approve the minutes of November 7, 2023: A motion was made by Steve VanOrmer, seconded by Eldon Stoltzfus, and passed unanimously to approve the minutes of the November 7, 2023 meeting as printed.

Consider a motion regarding the application of 148 East Main Street for doors: Tyler Martin, representing Radicle Investments (owner of 148 East Main Street), was in attendance and stated that they are proposing to replace two existing wooden doors that are on the rear sides of the log cabin with the same size black fiberglass 6-panel doors that match the doors on the Carriage House Motel. He added that these doors are on the rear addition, which is not as old as the log house. He stated that the one existing wooden door is a 9-light and they are proposing to change it to a 6-panel door for privacy of the motel guests staying in that room.

Tom Lainhoff read from the updated Preservation Brief for the use of Substitute Materials stating "The flexibility inherent in the Standards for Rehabilitation must always be balanced with the preservation of the historic character of the historic integrity of a building, of which historic materials are an important aspect. Any replacement work reduces the historic integrity of a building to some degree, which can undermine the historic character of the property over time. With limited exceptions, replacement should only be considered with damage or deterioration is too severe to make repair feasible. When needed replacement is made with a material that matches the historic material, the impact on integrity can be minimal, especially when only a small amount of new material is needed. When a substitute material is used for the replacement, the loss in integrity can sometimes, although not always, be greater than that of a matching material."

Tom Lainhoff asked if the doors are damaged beyond repair and Tyler Martin stated that they had some water damage and had some issues with keys breaking in the old locks and that it is challenging to retrofit the doors with the keyless entry locks that they use on the rest of the motel units. Tyler Martin stated that the door on the western-side is blocked by a bush. Tom Lainhoff stated that the past practice is that a bush is not permanent and only grew that size in the last couple of years. Tom Lainhoff and Steve VanOrmer stated the normal Board recommendation is to replace a wooden door with a wooden door.

Lori Troiano read from the Secretary of the Interior's Standards for Rehabilitation #6 which states "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new will match the old in design, color, texture, and where possible, materials."

Steve VanOrmer stated that brush painting would make it look like it was painted. Tyler Martin stated that he thought they were going to brush paint the doors.

Eldon Stoltzfus stated that the new regulations allow for the use of different materials and added that modern wooden doors will not last.

Steve VanOrmer asked if the applicant was willing to use wooden doors and Tyler Martin stated that they are willing if the fiberglass doors would be denied but stated that wooden doors are more maintenance. Tom Lainhoff also stated that the applicant should not be applying to make the historic log house doors match the modern motel doors. When asked, Tyler Martin stated that he is willing to table the application until the next meeting to allow the other partners to consider all options.

A motion was made by Eldon Stoltzfus, seconded by Lori Troiano and passed unanimously to table the application for 148 East Main Street.

Consider a motion regarding the application of 106 Miller Street for a fence: Bill and Natalie Lonsinger, owners of 106 Miller Street, were in attendance and reviewed their application for a fence. They stated they are applying for the 6' high wooden dog-eared privacy fence to match the existing section of fence on their property. They stated that they recently had their property surveyed and would provide a copy of their survey to add to their application. They stated that they would like to chalky stain the fence to match their barn.

A motion was made by Tom Lainhoff, seconded by Eldon Stoltzfus and passed unanimously to recommend Borough Council approve the application of William & Natalie Lonsinger, owners of 106 Miller Street, for the installation of a 6' tall wooden privacy fence around their back yard to match the existing dog-eared fence to the SW corner of their barn which will be stained to match their existing barn, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard 36 CFR 67 Standard Number 9.

Other Business: None.

Public Comment: None.

Adjournment: A motion was made by Eldon Stoltzfus, seconded by Lori Troiano and passed unanimously to adjourn the meeting at 8:25 p.m.

Respectfully Submitted,

Christine Moore
Administrative Assistant