

**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



Lori Troiano and Steve VanOrmer asked if the Board is supposed to be using the regular Standards for Rehabilitation or if we are supposed to be following the Preservation Briefs. Ryan Weaver and Eldon Stoltzfus stated that it is their understanding that the briefs are to provide additional information to clarify the standards since the brief was put out by the same organization that wrote the standards. Steve VanOrmer stated that the Board has not been notified that they are supposed to be using a new standard and believes we should continue to review applications the same as we have done in the past. The staff will obtain clarification from the PHMC.

Len Ferber stated that he believes the doors should be wooden doors and not a synthetic material.

Lori Troiano stated that historical actions of the board were that if a historical feature was to be replaced that it should be replaced with the same material.

Steve VanOrmer stated that he believes the log cabin deserves special attention as a historic house and does not want HARB to set a precedence with allowing fiberglass doors.

Ryan Weaver stated that they are willing to use smooth fiberglass doors but does not want replacement wooden doors because he does not know the price of the wooden doors and is concerned about the durability of a new-wood door.

Lori Troiano made a motion to recommend Borough Council deny the application of Radicle Investments LLC, owners of 148 East Main Street, to replace two existing wooden doors at the rear entry to the log house with fiberglass doors, noting that this recommendation is being done to remain consistent with previous Board actions, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard 36 CFR 67 Standard Number 6. Tom Lainhoff seconded the motion and motion carried with members Ferber, VanOrmer, Lainhoff, and Troiano casting assenting votes. Member Stoltzfus cast a dissenting vote and member Weaver abstained from voting because he is the applicant.

The chair was returned to Ryan Weaver at this time.

**Consider a motion regarding the 2023 Certified Local Government Annual Report:** A motion was made by Len Ferber, seconded by Eldon Stoltzfus and passed unanimously to accept the 2023 Certified Local Government Annual Report and forward to Borough Council.

**Consider a motion regarding the 4/4/2023 Interim Historic Inventory Update:** The members thanked Tom Lainhoff for his work in preparing the interim update. Ryan Weaver stated that the Borough Manager recommended the interim update be reviewed and approved because the comprehensive historic inventory update with the Historic Preservation Trust's assistance is taking longer than expected. A motion was made by Len Ferber, seconded by Eldon Stoltzfus and passed unanimously to approve the 4/4/2023 interim historic inventory update.

**Other Business:** Ryan Weaver stated that the Borough received two proposals from vendors for the creation of Historic Design Guidelines, which will be funded by the PHMC grant funds. He stated that the Borough's Ad-hoc committee will review the proposals.

**Public Comment:** JR Johnson, owner of 14 East Main Street, was in attendance and stated that he wanted to obtain the Board's input on some future projects at his house, including replacing his existing slate roof, a railing, painting a sign on his front glass windows, and masonry brick work. Tom Lainhoff stated that fiberglass shingles would be permitted to replace the slate roof. Steve VanOrmer suggested he look in a book titled *Early Homes of Pennsylvania* to choose a

railing he likes. Masonry contractors were discussed and a few were suggested for him to research and consider. He was advised that the sign on the front glass windows is a Zoning issue and he will contact the Zoning Officer. Mr. Johnson will compile an application and submit for future consideration.

**Adjournment:** A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to adjourn the meeting at 8:05 p.m.

Respectfully Submitted,

Christine Moore  
Administrative Assistant



Ferber, VanOrmer, Stoltzfus, Troiano, and Kingsley casting assenting votes. Member Lainhoff abstained from voting because he is the applicant.

**Consider a motion regarding the application of 128 South Decatur Street for window, door, porch railing, balustrade, gutter, and downspout replacements:** It was noted that two applications were submitted for 128 South Decatur Street for different scopes of work. Tom Lainhoff apologized and stated that the application he submitted should be discarded because he had a weeklong cold and grabbed the wrong file. The application submitted by Joe Deevy, Strasburg Heritage Society President, was reviewed.

Joe Deevy, Tom Lainhoff, and Adam Lewis were all in attendance to review the application for 128 South Decatur Street. The application is for lead mitigation on the one unit of the building because there is a child that tested positive for lead and the project is being financially assisted by the Green & Health Homes Initiative. The exterior scope of work is to 1) replace the exterior doors with wood doors, 2) replace the windows in the south and west brick walls with wood 2/2 divided windows, 3) replacement of the 4 dormer windows (south-facing) with vinyl windows with grids, 4) replace the porch railing with a like-design wood railing, 5) replace gutters with 5" round and downspouts, and 6) stabilize and paint exterior wood trim.

Tom Lainhoff stated that he has long-opposed vinyl windows but they want to install these less-expensive vinyl windows since these non-original dormers and windows are planned to be removed when they do a restoration project planned for the next 5-10 years. Joe Deevy stated there is a young family with small children who want to continue safely living in their home. He added that the Heritage Society is using all funds available to make the improvements and they decided to apply for the less-expensive windows on the dormers because of their limited funds and so their other properties do not suffer. Joe Deevy stated that the Green & Health Homes Initiative provides for a percentage up to a maximum of \$20,000 per property. The total cost of the project with the vinyl windows is approximately \$36,000, so the Heritage Society is responsible for \$16,000 plus the in-kind replacements of the railing, gutters, and downspouts. Adam Lewis stated that the cost of the project using wooden dormer windows is approximately an additional \$6,000. Joe Deevy stated that he believes the second-story vinyl windows with the same light configuration will look better than the existing metal triple-track storm windows that are over the existing wooden windows.

Ryan Weaver stated that he sympathizes with the Heritage Society but an exact same application was heard before the Board in July 2023 for 23 West Main Street and the Board's recommendation was to deny the application, and that that recommendation was approved by Borough Council. He added that in his opinion the only difference between the two is that the 2023 application was a for-profit landlord. Tom Lainhoff asked if the denial recommendation for 23 West Main Street was because the windows were original? Ryan Weaver stated that our ordinance regulates existing wooden windows. Ryan Weaver also stated that he does not believe there is a clause in the existing ordinance to consider vinyl windows being in place for 5-10 years as temporary. Ryan Weaver also stated that reasonably-priced wooden windows could be purchased at Bird-in-Hand Windows. Joe Deevy stated that the Green & Healthy Homes program has a limited specific list of suppliers that has to be used.

When asked about the future full restoration project for 128 South Decatur Street, Joe Deevy stated that the desire is to begin the project in the next 5-10 years but they do not have a cost estimate for the restoration project. Tom Lainhoff stated that they have been working on restoring the property since 1970 and the plan is to restore it to its original appearance to be used as an exhibition building, meeting facility, and collection storage.

Adam Lewis stated that the scope of work for this property is the minimum amount of lead abatement allowed to pass and they need to either do wood windows, vinyl windows, or they don't do the project at all.

Eldon Stoltzfus stated that, according to the scope of work provided on Tom Lainhoff's application, they are leaving the frames and only replacing the sashes for the restoration work for the windows on the lower level. Tom Lainhoff stated that was correct. He added that the front two windows are not being touched, stating that they were previously restored and he is going to install a tempered sheet of glass in a frame on the inside of the window and screw it fast so it can't be removed. It will then be painted and weatherstripped and the lead stabilization will be done on top of that.

Tom Lainhoff stated that the Green & Healthy Homes Initiative program requires window replacement and not stabilization, noting that they cannot even retain the existing glass. Tom Lainhoff also reminded the members that HARB is being told to be more flexible.

Pete Kingsley Jr. stated that HARB's position has been to not approve replacing wooden windows with vinyl and he does not believe it looks good for a Heritage Society project to be the first one that HARB would recommend allowing vinyl windows. Steve VanOrmer stated that his understanding of Preservation Brief 16 is for finishes such as porch flooring and certain replacement siding and not vinyl windows. Eldon Stoltzfus stated that he understands the predicament but HARB cannot be recommended for approval under the existing Ordinance. Lori Troiano stated that she believes the board needs to recommend denial to be consistent with the action taken last year for 23 West Main Street.

Ryan Weaver stated that Borough Council has begun the process to create the design guidelines to create flexibility but we need to make a recommendation based on the current ordinance and to match the action taken last year.

Ryan Weaver asked if the remainder of the application could be discussed. Tom Lainhoff stated that the rest of the application is a mute point until the decision regarding the windows because the work needs to be done as a package.

Joe Deevy asked if the application would need to come back to HARB if the vinyl windows are denied? It was the consensus of the members that they would need to apply for replacement wooden windows because window replacements are not an in-kind permit or tonight's recommendation could include supporting wood windows if the applicant was agreeable. Joe Deevy stated that he wanted to wait for Council's decision and if they do not approve vinyl replacement windows, they could come back to next month's HARB meeting for replacement wooden windows.

A motion was made by Pete Kingsley Jr. to recommend Borough Council deny the application of Strasburg Heritage Society, owner of 128 South Decatur Street, for the application as submitted due to them requesting to replace existing wooden windows with vinyl windows, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard 36 CFR 67 Standard Number 9. The motion was seconded by Lori Troiano and passed with members Weaver, Ferber, VanOrmer, Stoltzfus, Troiano, and Kingsley casting assenting votes. Member Lainhoff abstained from voting because he is a member of the Heritage Society.

**Other Business:** Ryan Weaver stated the Historic Preservation Trust (HPT) has volunteered to oversee an update of the Historic District inventory and a first phase workday will be held on

March 9, 2024 from 10 am – 2 pm, with a raindate of March 16, 2024. Members are encouraged to contact the HPT to register if you are able to attend.

Christine Moore stated that Borough Council signed an agreement with RGA for the development of historic design guidelines, which will be primarily paid for by PHMC grant funds, and the Council President's ad-hoc committee will have a kickoff meeting next week. She added that there will be public meetings throughout the process and will have opportunities for HARB and public input.

Ryan Weaver also stated that Frank Grumbine, from the Pa Historic Museum Commission, will provide a teaching presentation regarding Preservation Brief 16 on April 24, 2024 at 7 pm.

Christine Moore also stated that 314 Miller Street contacted the office seeking input on a company to install storm windows. The homeowner stated she contacted several companies and no one is making them anymore. The members will forward suggestions to the office.

**Public Comment:** None.

**Adjournment:** A motion was made by Pete Kingsley Jr., seconded by Eldon Stoltzfus and passed unanimously to adjourn the meeting at 8:15 p.m.

Respectfully Submitted,

Christine Moore  
Administrative Assistant



configuration matching the originals, 2) replace the side entrance door with a new wood door, 3) remove the porch railing and replace with an in-kind design and material, and 4) remove the gutters and downspouts and replace with 5” half round, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation Standard 36 CFR 67 Standard Number 6.

**Other Business:** Ryan Weaver stated that the Pennsylvania Historic Museum Commission will provide a Preservation Brief 16 training on April 24, 2024 at 7:00 pm at the Borough Office. Members are encouraged to attend this training that will count toward their required annual training.

Ryan Weaver stated that the first public meeting to discuss the creation of Historic Design Guidelines will be held on April 30, 2024 at 7:00 pm at the Wesley United Methodist Church Fellowship Hall at 46 West Main Street. Members are encouraged to attend to hear more about, and provide input, regarding the creation of the guidelines. Christine Moore stated that the consultant suggested the public meeting be held at a neutral location.

Christine Moore stated that the Historic Preservation Trust held a workday to update the Historic District inventory on March 16, 2024. They emailed a list of needed additional photographs, which was divided up between Eldon Stoltzfus, Len Ferber, and Ryan Weaver. Christine Moore will ask them who is responsible for the research forms for these properties.

**Public Comment:** None.

**Adjournment:** A motion was made by Eldon Stoltzfus, seconded by Pete Kingsley Jr., and passed unanimously to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,

Christine Moore  
Administrative Assistant



the property and they agreed to complete the project for the new owners. Ryan Weaver stated that he inspected the windows today and provided photographs for the members. He added that the windows are in good condition and are repairable. He also noted that the windows have exterior storm windows.

Mr. Krause stated that this building is a two-unit, with a unit on the first floor and one on the second floor. This application is only for the first-floor unit that has children who tested high for lead and qualifies for improvements. He added that the program originally wanted to apply for vinyl replacement windows but they upgraded to this window because it is in the historic district.

Ryan Weaver stated that the submitted application is for Pella's version of a historic window that has a putty glaze and is their most authentic simulated divided light window. He stated that this window has EnduraClad which means it is an aluminum clad wooden window. Eldon Stoltzfus stated that the existing windows are very unique because they have a narrow horizontal wood piece, which would make it very hard to replace these windows in-kind. He added that the windows could have the lead removed but that could require a lot of work. Lori Troiano noted that this project would make the first-floor windows look different than the second floor. Mr. Krause stated that the second-floor unit does not have children and does not qualify for improvements. Steve VanOrmer stated that the windows are very attractive and he would like to see the existing wooden windows repaired and restored. He added that another possibility is to install interior storm windows. When asked, Mr. Krause said that the existing windows do have the wavy glass. Lori Troiano stated that window restoration is possible, noting that she has been restoring the windows on her home and currently three windows are out of the frame being repaired off-site.

Ryan Weaver stated that we need to find some type of compromise to work with the owner to remove the lead. He suggested that they could take out the existing sash and put in a replacement but the new one would have a thicker sash and the resulting glass size would be smaller. He also stated that the Board approved wooden replacement windows for lead mitigation last month for the Heritage Society at 128 South Decatur Street. Eldon Stoltzfus noted that those windows were second-floor side windows on a dormer that they plan to remove in the future when the building is restored and these windows are first floor front and side windows.

Ryan Weaver suggested tabling the application to allow him and other members to work with the applicant to explore other options including having the windows stripped and restored or wooden replacement windows.

A motion was made by Len Ferber, seconded by Pete Kingsley Jr., and passed unanimously to table the application of Jon Krause and Durrel Burkholder for 37 West Main Street to allow the exploration of more options including restoration/repair or to replace with all wood windows.

**Other Business:** Chairman Weaver stated that the first public meeting to discuss the creation of the Historic District Design Guidelines was held on April 30, 2024 at the Wesley United Methodist Church Fellowship Hall at 46 West Main Street, Strasburg. He stated that it was a very good presentation that was well attended.

**Public Comment:** Bob Bachman stated that he believed the Board will continue to see lead mitigation requests, noting that the program wanted to remove all his windows but he did not participate because there was an entire family living in a one-bedroom apartment that was at the end of their lease. He noted that lead is not just on the inside of the windows. He also stated that

Beechdale Woodworks restores windows and can make wooden replacement windows. He also recommended Saner Millwork in Quarryville for in-kind millwork.

**Adjournment:** A motion was made by Len Ferber, seconded by Pete Kingsley Jr., and passed unanimously to adjourn the meeting at 8:15 p.m.

Respectfully Submitted,

Christine Moore  
Administrative Assistant



added that the problem with reworking the existing windows is that the only way to make them safe without replacing them is to fasten them closed and stabilize them. He added that they remain a lead hazard due the nature of friction points and wind blowing.

Ryan Weaver stated that he and Eldon Stoltzfus met with Darren Parmer with Green & Healthy Homes and a representative from LGH to discuss windows. Ryan Weaver stated that last month's meeting, he thought the proposed windows were aluminum clad but they are not, adding that he learned that EnduraClad is a baked-on painted finish. He also stated that a correct scope of work for this project was provided because the specifications the applicant provided at last month's meeting were for a different property and didn't show the correct grid pattern. The proposed windows will have the same size mullions and muntins but the existing grids have a wider vertical and narrower horizontal grid. He stated that the manufacturer is not able to create the different grid widths. Ryan Weaver stated that he learned that the Green & Healthy Homes view windows as the primary lead issue because of the friction with using the windows that creates the lead dust particles. Eldon Stoltzfus stated that he learned that stripping the window does not remove the lead paint from the frame and it is labor intensive to remove the lead paint from the frames. They also learned more about the serious health concerns from lead. Eldon Stoltzfus stated that he would have liked for the first and second-floor window grids to match but replacing them is the only way to mitigate the lead problem. He encouraged the homeowners to consider installing these same windows on the second floor in the future. Mr. Burkholder stated they do plan to replace the second-floor windows in the future, especially in the front.

Ryan Weaver stated that he learned that their scope of work is the existing sills and frame stay, they pop the sash stops off, and slide in the new window unit. Eldon Stoltzfus added that a new small piece fits inside the window frame and butts up against the trim on the outside, which is only visible by approximately a quarter of an inch. The new window sash rubs against the new piece, eliminating the lead friction points and everything else stays in place. Tom Lainhoff stated that he was satisfied with this scope of work after hearing the explanation about retaining the frames.

Marisol Maldonado stated that her office is overseeing the lead remediation projects in Lancaster County. Darren Parmer stated that he previously worked as the rehab specialist for Lancaster City and is very familiar with the process of retaining the window integrity. He stated that 1 in 4 Lancaster County children are affected by lead poisoning and wants to develop a scope of work for our Historic District properties. He added that it takes three months for the manufacturer to make the custom windows.

Steve Echternach stated that he talked to Columbia Borough and Lancaster City regarding their replacement window policies and found out that Lancaster City is administratively approving wood replacement windows for lead mitigation because lead windows cannot be repaired. He also learned that since 2006, Columbia Borough has allowed replacement windows as long as the architectural integrity is maintained.

Eldon Stoltzfus made a motion, seconded by Pete Kingsley Jr. and passed unanimously, to recommend Borough Council approve the application of Jon Krause and Darrell Burkholder, owners of 37 West Main Street, to replace the existing first-floor windows with the wooden replacement windows as proposed due to the lead poisoning and the need to eliminate the

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

**Other Business:** Steve Echternach asked for the Board's position on administratively approving future Green & Healthy Homes lead remediation window replacement requests with the same wooden windows that were approved tonight. Ryan Weaver stated that he was in favor of that process with the condition that the specifications for every application are reviewed by a HARB member. The Borough Manager will take this recommendation to Borough Council for final action.

**Public Comment:** Based on a question raised by Nathan Claycomb, Mr. Parmer stated that animals can be affected by lead paint.

Darren Parmer and Marisol Maldonado stated that the Green & Healthy Homes Initiative is closing out their third year of the program and they average 22 completed units each month. The program is free to owner-occupied properties and provides up to \$35,000 for lead abatement. The owner is required to provide a 10% match for rental properties.

**Adjournment:** A motion was made by Len Ferber, seconded by Eldon Stoltzfus, and passed unanimously to adjourn the meeting at 7:45 p.m.

Respectfully Submitted,

Steven Echternach  
Borough Manager

July 2, 2024 – Meeting Canceled

August 6, 2024 – Meeting Canceled

September 3, 2024 – Meeting Canceled

October 1, 2024 – Meeting Canceled



Chairman Weaver stated that the secretary provided a history of HARB's actions regarding solar panel applications, noting that HARB recommended approval on the most recent application in 2021 for a similar solar installation on a rear garage roof at 215 Miller Street.

Len Ferber made a motion, seconded by Lori Troiano and passed unanimously, to recommend Borough Council approve the application of David Measel and Ken Nguyen, owners of 228 Miller Street, to install solar panels on the garage roof to the rear of the property as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard 36 CFR 67 Standard Number 9.

**Consider a motion regarding the application of 1 West Main Street for railing:** Nicole Whiteford, one of the owners of 1 West Main Street, was in attendance by phone. She stated that they needed to make repairs in a timely manner to the railing due to insurance reasons because the railing was very deteriorated. She added that it was very expensive to have the exact replacement spindles custom milled which were installed under an in-kind permit. She stated that she did not know that the bottom railing was supposed to be done to match exactly what was there and they installed a square rail instead of a rounded one. She added that they were advised by the Borough to stop working on the project and to apply for a HARB permit. Their contractor said it would cost an additional \$8,000-\$10,000 to make the bottom rail rounded instead of square.

Steve VanOrmer stated that he would assist the property owners with using a tool to run a bead in place on the bottom rail to make it appear rounded. The members added that the railing would need to be painted. Tom Lainhoff stated that it is not an original porch and was probably installed before 1960.

Pete Kingsley Jr. made a motion, seconded by Steve VanOrmer and passed unanimously, to recommend Borough Council approve the application of Nicole Whiteford & Kelly Law, owners of 1 West Main Street, to approve the railing subject to the addition of an outside bead on the bottom rail, and to paint the railing and spindles, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard 36 CFR 67 Standard Number 9.

**Other Business:** Ryan Weaver read the following statement regarding the Historic District Design Guidelines: At the October 8, 2024 Borough Council meeting, Council President Mike Chiodo stated that the Historic Design Guidelines ad-hoc committee continues to meet to refine design guidelines and has also been working on revisions to the ordinance to be consistent with the guidelines. The next steps with the ordinance are legal review, review by HARB and Borough Council as a whole, and a public hearing before any changes are made. The process is taking longer than expected because it is the committee's desire to ensure the amended ordinance and guidelines are consistent so the outcome is beneficial to the preservation of our Historic District.

The Borough Manager stated that the Borough will also proposing some changes to the Zoning Ordinance.

**Public Comment:** None.

**Adjournment:** A motion was made by Len Ferber, seconded by Steve VanOrmer, and passed unanimously to adjourn the meeting at 8:15 p.m.

Respectfully Submitted,

Christine Moore, Administrative Assistant

