

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, JANUARY 7, 2025**

Members Present: Ryan Weaver Len Ferber
 Lori Troiano Steve VanOrmer
 Tom Lainhoff Eldon Stoltzfus

Others Present: Christine Moore, Admin. Asst. Jacob L. Stoltzfus

Call to Order and Pledge to the Flag: The meeting was held at the Strasburg Borough Municipal Offices, 145 Precision Avenue, Strasburg PA was called to order at 7:00 p.m. by Chairman Ryan Weaver, followed by the salute to the flag. Chairman Weaver announced that the meeting is being audiotaped and maintained until the minutes are approved and that recommendations from tonight’s meeting will be considered by Borough Council at their meeting on January 14, 2025.

Public Comment: None.

Consider a motion to approve the minutes of December 3, 2024: A motion was made by Lori Troiano, seconded by Len Ferber, and passed unanimously to approve the minutes of the December 3, 2024 meeting as printed.

Consider a motion regarding the application of 27 South Decatur Street to replace the roof: Jacob L. Stoltzfus, owner of 27 South Decatur Street, was in attendance and reviewed his application to install high seam metal roofing over the existing two layers of shingles on all the roofs on the building. He provided a brochure of the product from Pleasant Metals and stated that this is the same roof on Fishers Harness Shop’s new building except this one will be 1 1/8” high and Fisher’s Harness Shop’s is 3/4” high.

The Secretary will check with the Building Inspector regarding any additional permits that may be needed because of installing this lath and metal on top of two layers of existing asphalt shingles.

The members noted that this proposed roofing material has exposed fasteners and Mr. Stoltzfus stated that they try to place them on the side of the seam to make it the least visible from the road.

Len Ferber made a motion, seconded by Tom Lainhoff and passed unanimously, to recommend Borough Council approve the application of Jacob L. Stoltzfus, owner of 27 South Decatur Street, to install high seam metal roofing as submitted, noting that the office will consult with the Building Inspector and advise the applicant if any additional permits are needed, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation Standard 36 CFR 67 Standard Number 9.

Because he is the applicant for the next item, Ryan Weaver turned the meeting over to Vice-Chair Len Ferber.

Consider a motion regarding the application of 211 Miller Street for an addition: Ryan Weaver, owner of 211 Miller Street, was in attendance and reviewed his application for an addition to the rear of his home. He stated that the doors are not visible and the addition will have limited visibility and is only visible from the side. For the addition, he is proposing hardi-siding, black standing seam metal roof, k-gutters, and 6 over 1 windows, all of which will

complement his existing brick house with slate roof. He added that the roof on the existing side porch will not be changed and will still be rolled metal roofing.

Eldon Stoltzfus suggested adding a pent roof on the east side to retain the existing roofline. Ryan Weaver stated that the addition will be a two-story addition and he is proposing the addition to be flush with the existing brick.

A motion was made by Steve VanOrmer and seconded by Eldon Stoltzfus to recommend Borough Council approve the application of Ryan Weaver, owner of 211 Miller Street, for an addition as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard 36 CFR 67 Standard Number 9. Motion carried with members Ferber, Troiano, VanOrmer, Lainhoff, and Stoltzfus casting assenting votes. Member Weaver abstained from voting because he is the applicant.

The meeting was turned back over to Chairman Weaver.

Other Business: Steve VanOrmer stated that he looked at the railing at the Strasburg Country Store & Creamery property at 1 West Main Street. The members were reminded that the owners came to the November 5, 2024 meeting because not all of the work they did to the railing was repaired/replaced in-kind. Steve VanOrmer stated that, after inspection of the project, he is not able to add the bead to the bottom rail due to the inadequate construction and he believed adding the bead would make it worse. He stated that during his meeting with the property owner's representative, he recommended that the railing be disassembled and rebuilt using quality wood and then painted. He added that the new spindles can be reused during the reconstruction but stated that he believed they paid too much (\$150 each) for the pine replacement spindles, adding that they should have been made from higher-quality wood. Eldon Stoltzfus noted that the pine spindles could have an epoxy-type material applied to their cut edge to prevent water from being soaked up into the spindle, which will cause them to rot, and should be affixed to the bottom rail in a different manner because the current configuration causes water to lay on the board. Members expressed their concern that this is a significant building in the Historic District and they want the railing to last for many years.

A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to request that a letter be sent to the property owner of 1 West Main Street stating that Steve VanOrmer is not able to add the bead to the railing as previously discussed due to the poor construction, adding that the existing railing will not hold up over time, and the property owner should consider having the railing disassembled and rebuilt.

Public Comment: None.

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

Respectfully Submitted,

Christine Moore
Administrative Assistant

February 4, 2025 – Meeting Canceled

March 4, 2025 – Meeting Canceled

changes. 3) The Ad-Hoc committee continues to review the draft Historic District Design Guidelines. 4) The 2024 Certified Local Government report was submitted.

Public Comment: None.

Adjournment: A motion was made by Tom Lainhoff, seconded by Len Ferber, and passed unanimously to adjourn the meeting at 7:40 p.m.

Respectfully Submitted,

Christine Moore
Administrative Assistant

May 6, 2025 – Meeting Canceled

Consider a motion regarding the application of 106 Miller Street to add metal roof on the porch roof, install storm windows, renovations, and in-kind repairs/replacements: Bill and Natalie Lonsinger, owners of 106 Miller Street, were in attendance. Chairman Weaver read their application which is to change the roof above the front porch area from shingles to a standing seam AB Martin ABSeam roof, preapproved storm windows, and in-kind repairs/replacements. Natalie Lonsinger stated that one of their in-kind repair/replacement projects is to replace a section of porch railing. Steve VanOrmer provided contacts for local CNC wood turning companies and Tom Lainhoff suggested they consider using Sapele Mahogany or a similar long-lasting wood.

Len Ferber made a motion, seconded by Eldon Stoltzfus and passed unanimously to recommend Borough Council approve the application of Bill and Natalie Lonsinger, owner of 106 Miller Street, as submitted for the AB Martin standing seam metal roof on the front porch roof, storm windows, and other in-kind repair/replacements, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard 36 CFR 67 Standard Number 9.

Other Business: Len Ferber stated that 1 Prospect Road is going for auction and the auctioneers are saying the house can be demolished. Even though it is not in our Historic District, he asked that it be noted for the record that he believes the house was a late 1750's log cabin and this significant historic structure with a bank barn should be retained.

Lori Troiano asked the status of the railing at 1 West Main Street. Ryan Weaver stated that the property was sold and the current owners are going to paint the railing. Steve VanOrmer stated that adding the bead on the outside of the bottom rail couldn't be done without tearing the railing apart. Ryan Weaver stated he believes it is a bad practice for HARB to make a recommendation dependent on a HARB member doing some work.

Public Comment: None.

Adjournment: A motion was made by Len Ferber, seconded by Lori Troiano, and passed unanimously to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,

Christine Moore
Administrative Assistant

July 1, 2025 – Meeting Canceled

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, AUGUST 5, 2025**

Members Present: Ryan Weaver Len Ferber
 Lori Troiano Tom Lainhoff

Others Present: Steve Echternach, Borough Manager
 Thom Larson
 Denise Larson

Call to Order and Pledge to the Flag: The meeting was held at the Strasburg Borough Municipal Offices, 145 Precision Avenue, Strasburg PA was called to order at 7:00 p.m. by Chairman Ryan Weaver, followed by the salute to the flag. Chairman Weaver announced that the meeting is being audiotaped and maintained until the minutes are approved and that recommendations from tonight’s meeting will be considered by Borough Council at their meeting on August 12, 2025.

Public Comment: None

Consider a motion to approve the minutes of June 3, 2025: A motion was made by Len Ferber, seconded by Lori Troiano, and passed unanimously to approve the minutes of the June 3, 2025 meeting as printed.

Consider a motion regarding the application of 112 South Decatur Street for replacement windows.: Ryan Weaver read the application of Thom & Denise Larson, 112 South Decatur Street. The application requested to upgrade and replace current replacement windows with sash packs and replace one original window on the south side and the upstairs bathroom window with either Anderson E Series or Jeld-Wen Sitrine. Ryan Weaver met with them prior to the meeting and provided photographs for review.

Thom and Denise Larson spoke stating that they would like to upgrade the windows to take advantage of modern materials for better efficiency and stronger frames for the large windows, while maintaining the character and look of the house as much as possible. They believe most of the current windows were replaced in the 1980’s. They don’t seem to have had proper caulking and painting when they were installed, and most seals are broken.

A motion was made by Len Ferber, seconded by Tom Lainhoff, and passed unanimously to recommend Borough Council approve the application of Thom and Denise Larson, 112 South Decatur Street, as submitted for replacement of 23-25 windows with Andersen Eagle Series (E-Series) windows, not including basement windows, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation Standard 36 CFR 67 Standard Number 9, with a condition that the arched south side facing window design must be retained.

Other Business: None

Public Comment: None

Adjournment: A motion was made by Len Ferber, seconded by Lori Troiano, and passed unanimously to adjourn the meeting at 7:35 p.m.

Respectfully Submitted,

Steve Echternach
Borough Manager

posts, HB&G PermaPost 5” square posts with beveled edges, or fluted posts. Mr. DiFranco stated that he will research options, find pillars that are the appropriate size and meet current building code requirements, reapply to HARB in the next couple of months, and replace the porch pillars by the Spring of 2026.

Other Business: None.

Public Comment: None.

Adjournment: A motion was made by Pete Kingsley, seconded by Tom Lainhoff, and passed unanimously to adjourn the meeting at 8:10 p.m.

Respectfully Submitted,

Christine Moore, Administrative Assistant

