

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, FEBRUARY 3, 2026**

Members Present:	Ryan Weaver	Len Ferber
	Lori Troiano	Pete Kingsley
Others Present:	Christine Moore, Admin. Asst.	Phil Glatfelter
	Alvin King	Nancy S. duPont
	Grant Holden	

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 7:00 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 at the February 10, 2026 Council meeting.

Public Comment: None.

Consider a motion to approve the minutes of January 6, 2026: A motion was made by Len Ferber, seconded by Lori Troiano, and passed unanimously to approve the minutes of the January 6, 2026 meeting as printed.

Consider a motion regarding the application for 136 Miller Street for downspouts and garage siding: Phil Glatfelter and Nancy “Suzie” duPont, owners of 136 Miller Street, were in attendance and reviewed their application to change their previously-approved garage siding from metal to board and batten LP Smartside and to have all round downspouts on their house. They provided a sample of the LP Smartside and stated that the house has a combination of round and rectangular downspouts and they want to have them all match and be round. They are also proposing to install Gutter Protech on their gutters to keep leaves and debris out of their gutters.

Len Ferber made a motion, seconded by Pete Kingsley and passed unanimously to recommend Borough Council approve the downspout and garage siding permit application as submitted for Philip Glatfelter and Nancy S. duPont, owners of 136 Miller Street, 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 for 20 Miller Street for roofing: Grant Holden, owner of 20 Miller Street, was in attendance and reviewed his application to replace the fiberglass/asphalt shingles on his house and to change the front porch roof from metal to fiberglass/asphalt shingles. The excluded roof mentioned on the application is on the back of the house. He stated that Greenawalt Roofing recommends and he wants to change the front porch roof to fiberglass/asphalt shingles from metal and that the pitch of the porch roof is 2.58. Mr. Holden stated that the main house roof is being replaced by insurance due to a storm event and he is paying for the front porch roof replacement because it has active leaks. It was noted that this house is a duplex and the other half of the house is currently up for sale. Mr. Holden stated that he wants to move forward now with the front porch replacement for his half of the roof and his contractor stated that they will make sure the porch roof seams correctly with the neighbor’s

roof. He also added that he has already signed a contract with Greenawalt Roofing and they do not install metal roofs.

Ryan Weaver and Pete Kingsley stated that fiberglass/asphalt shingles are not usually recommended for pitches below 3. It was noted that the flashing should be replaced. Members stated that they would prefer for the entire front porch roof to match and be metal but Ryan Weaver noted that we are usually flexible with roofing material.

Pete Kingsley made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the roofing permit application as submitted for Grant Holden, owner of 20 Miller Street, 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 for 23-29 West Main Street for windows:

Alvin King, owner of 23-29 West Main Street, was in attendance and stated that his property manager completed the application.

Ryan Weaver stated that, according to our ordinance, existing wood windows are to be repaired if they are able to be repaired. If, after an inspection by a HARB member, they are deemed to be too deteriorated to be repaired, they can apply to be replaced with wood windows (not vinyl, vinyl clad, aluminum clad, and not composite). Existing vinyl windows can be replaced with vinyl windows. He also stated that the window they applied to replace the wood windows with is actually a vinyl window on the outside with wood clad on the inside for interior decorative purposes. Ryan Weaver also stated that in 2023, under the Lead Free Families program, HARB approved the replacement of the wood windows on the east end of this building with Pella wood windows. He encouraged the property owner to see if this unit would also qualify for the Lead Free families program. Ryan Weaver also offered to meet the property owner on site to look at the windows to provide a recommendation.

Mr. King stated that he did not realize the windows they applied for were not wood windows. He stated that he would like his application tabled to allow him to research his options.

A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to table the application of 23-29 West Main Street for windows to allow the owner to research his options.

Other Business: Ryan Weaver reported that Tom Lainhoff submitted his resignation from the Board. Members expressed their thanks to Tom Lainhoff for his many years of service. Borough Council is looking for a replacement who lives in the Historic District.

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