

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, APRIL 7, 2026**

Members Present: Ryan Weaver Eldon Stoltzfus
Lori Troiano Len Ferber (7:15 pm)

Others Present: Christine Moore, Admin. Asst.
Tyler Martin

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 April 14, 2026 Council meeting.

Public Comment: None.

Consider a motion to approve the minutes of March 3, 2026: A motion was made by Eldon Stoltzfus, seconded by Lori Troiano, and passed unanimously to approve the minutes of the March 3, 2026 meeting as printed.

Consider a motion regarding the application for 11 West Main Street for a window and pent roof: Tyler Martin, representing Strasburg Ice Cream, owners of 11 West Main Street, was in attendance and reviewed the application to reinstall a window to the right of the front door on of the old winery brick building. This previous window opening was bricked up many years ago and they are proposing to put a window back in that opening. They are also proposing to remove the cedar shakes from the pent roof of the old bakery portion of the building (stucco addition to the left of the old winery building) and install a black standing seam metal roof. It was noted that this building is to the left of the Creamery and sits back from the road.

Mr. Martin stated that they are proposing a vinyl window because the two smaller windows on the second floor are vinyl and they are also reinstalling vinyl windows on the East side of the building which were also previously bricked up (which is not visible from the road). The existing large decorative wooden windows at the top of the building will remain intact. He also stated that there would be a time delay to obtain a wooden window and they are trying to get the renovations finished to allow for a new business to move in. The new window size will be determined when the brick area is opened and will be based on the interior constraints of the room such as ceiling height.

Ryan Weaver stated that he believed Standard #9 would apply to allow the vinyl window because it is an exterior alteration and the "new work shall be differentiated from the old...".

Len Ferber and Eldon Stoltzfus stated that they believed the window should be a wooden window because it is on the front portion of the building that is visible, had previously had a window in that location, and we have not approved vinyl windows. Tyler Martin stated that there are a variety of window grid configurations on the Creamery. It was noted that the windows were bricked up for a very long time and that years ago the building was used for a community freezer. It was also noted that it is unknown when the two vinyl windows on the second floor were installed but were most likely changed years ago by previous owners.

Members reviewed previous permit applications from 2010 for the building when it was converted for the winery. Lori Troiano was concerned with the precedent that would be set if HARB approved a vinyl window.

The members discussed the roofing change to the pent roof and noted that the cedar shakes are not original (regular shingles are visible under the cedar shakes).

Tyler Martin asked what types of wooden windows would be approved. Len Ferber stated that any type of wood window would be acceptable, including single pane wood window or clad wood window. Eldon Stoltzfus stated another option is a good Pella, Marvin, or Anderson composite clad window in the correct width.

After being reminded that HARB can approve, deny, or table an application, Tyler Martin amended his application to apply for a wooden window because they are trying to move forward with the renovations in a timely manner.

Len Ferber made a motion, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application for Strasburg Ice Cream, to reinstall a wooden window to the right of the front door at 11 West Main Street, with the window height to be as tall as possible to fit the existing opening (while taking into consideration the interior ceiling height), and the owner can choose the grid pattern, and to replace the cedar shake pent roof with a black standing seam metal roof, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation Standard 36 CFR 67 Standard Numbers 8 and 9.

Other Business: None.

Public Comment: None.

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

Respectfully Submitted,

Christine Moore
Administrative Assistant