

HISTORIC ARCHITECTURAL REVIEW BOARD

THURSDAY, JANUARY 23, 2003 - 7:15 P.M.

MEMBERS PRESENT: Dale Kaufman Beth Johnson
Steve VanOrmer Tom Groff
Pauline Shurr

OTHERS PRESENT:
Patti Bachman Florence Hoogerwerff
Bruce Ryder May Gaynor
Lisa Boyd Barb Denlinger
Greg Hill, Keystone Custom Homes Clair Denlinger
Doug Lehman, Reager & Adler Penny D Alessandro
Keith Miller, RGS Assoc. Tony D Alessandro
Larry Shurr

REQUESTS TO BE HEARD: None.

BUILDING CODE DISCUSSION: Mayor Ryder was in attendance to discuss the new State Wide Building Code that will be in affect in the near future. Many questions have arisen as to the effect that this new code will have on the Historic District. The International Building Code states that its provisions shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard. The IBC defines the term historic buildings as: Buildings that are listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate state or local law.

The Borough Solicitor, Bill Crosswell stated in a letter that the Borough has several options to define the historic buildings which will be exempt from the requirements of the Building Code as long as they do not present a safety hazard. Bill provided a list of 5 options as to how to define these homes/properties that would be exempt.

A motion was made by Steve VanOrmer, seconded by Dale Kaufman and passed unanimously to have a meeting with West Lampeter Township's building inspector, and Borough Council members to discuss questions concerning the building code. The Borough Manager will be in contact with the respective groups to set up a time for a meeting.

236 MILLER STREET - HAGELGANS PROPERTY: Keystone Custom Homes, on behalf of Harold and Doris Hagelgans submitted an application to remove the porch on the West side of the house, and to remove the barn. Keystone Custom Homes is proposing to develop a 14.23 Acre property located between Miller Street and Precision Avenue. In order to implement the requirements of the Strasburg Borough road plan, the development is required to complete an access corridor from Miller Street to

Precision. Keystone Custom Homes is proposing that a connection to Miller Street occur near the existing Hagelgans house. The proposed street has been aligned to minimize the impact of its construction on the existing and adjacent properties. The alignment of the street and subsequent front setback will not impact the main structure of the house, however, in order to avoid creating a nonconformity by this proposal, the side porch of the house would need to be removed to meet the Borough's front setback requirements. The impact of the street and subdividing the property would also require the removal of the existing barn to meet the required building setbacks. The applicant also supplied the members of HARB with pictures of the home without the 1961 addition.

A motion was made by Steve VanOrmer, seconded by Pauline Shurr and passed unanimously to not accept the application to remove the addition, and to recommend to Borough Council to consider an earlier plan which included an emergency route onto Miller Street further West of this property.

Chairman Dale Kaufman stated that he feels that HARB members should be attending the Planning Commission and Borough Council meetings when this development is on the agenda, to let these respective members know how strongly they feel about this new development's impact on the Historic District and its homes.

OTHER BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 9:10 P.M.

Submitted by:

Patricia M. Bachman, Secretary

February 27, 2003 HARB Meeting Cancelled

HISTORIC ARCHITECTURAL REVIEW BOARD

THURSDAY, MARCH 27, 2003 - 7:15 P.M.

MEMBERS PRESENT: Dale Kaufman Steve VanOrmer
 Nancy Harper Pauline Shurr
 Tom Groff

OTHERS PRESENT:
 Patti Bachman Joanne Work
 Brian Blank May Gaynor
 Penny D Alessandro

REQUESTS TO BE HEARD: None.

205 MILLER STREET: Dr. Randall H. Brown submitted an application to replace or install: Rain Gutters; k-type, Vinyl soffits, new vinyl windows, 2 pane roll out design. Aluminum trim and fascia. A motion was made by Nancy Harper, seconded by Tom Groff and passed unanimously to approve the application.

315 MILLER STREET: Joanne Work submitted an application to remove a damaged front porch and replace with a brick stoop. A motion was made by Pauline Shurr, seconded by Nancy Harper and passed unanimously to approve the application.

135 WEST MAIN STREET: Brian Blank submitted an application to replace 11 second-story windows. It was noted that the house presently has aluminum siding and the windows are one-over-one. Mr. Blank stated that he was going to replace the windows with six-over-six, but on the recommendation of the Board, he will be happy to go with the same one-over-one. There are also aluminum storm windows currently on the building; these would be removed. A motion was made by Steve VanOrmer, seconded by Tom Groff and passed unanimously to approve the application.

OTHER BUSINESS:

The Strasburg HARB Ordinance will be presented to Borough Council at their April 22, 2003 meeting.

A motion was made by Nancy Harper, seconded by Pauline Shurr and passed unanimously to have the Zoning Officer visit 111 East Main Street. It was stated that the property has some unsightly debris lying around. The other concern was for the furniture that has been placed on the front porch, which can clearly be seen from the roadway.

A motion was made by Tom Groff, seconded by Pauline Shurr and passed unanimously to contact the

Zoning Officer concerning the Soda Machine located on 2 East Main Street. The soda machine can clearly be seen from the roadway and detracts from the Historic District. It was noted that a letter would be sent to the owner concerning this matter and to suggest that it be moved to the North side of the building.

ADJOURNMENT: The meeting was adjourned at 8:10 P.M.

Submitted by:

Patricia M. Bachman, Secretary

HISTORIC ARCHITECTURAL REVIEW BOARD

THURSDAY APRIL 24, 2003 - 7:15 P.M.

MEMBERS PRESENT: Dale Kaufman Steve VanOrmer
Nancy Harper Pauline Shurr
Tom Groff

OTHERS PRESENT:
Patti Bachman Penny & Tony D Alessandro

28 EAST MAIN STREET: Mr. Thomas Lainhoff, on behalf of Mr. Herbert Austin, Jr., submitted an application to remove the peeling/deteriorated paint and repaint the house with the existing color scheme. The application also included repairing or replacing, in-kind, all the deteriorated woodwork. A motion was made by Dale Kaufman, seconded by Pauline Shurr and passed unanimously to approve the application.

40 EAST MAIN STREET: An application was received from the St. Michael s Church for a replacement sign. A motion was made by Nancy Harper, seconded by Steve VanOrmer and passed unanimously to approve the application.

9 EAST MAIN STREET: An application was received from the Strasburg Lodge #361 I.O.O.F. for a portion of the roof to be replaced and repaired. A motion was made by Tom Groff, seconded by Pauline Shurr and passed unanimously to approve the application, with the condition that the roof cannot be seen from the roadway. It was confirmed by Lee at Sam S. Smucker & Sons, Inc., that the roof would not be seen from the roadway.

33 EAST MAIN STREET: Rick & Denise Waller submitted an application for a 3 foot wrought iron fence with a gate to be installed on the east side yard. It was the consensus of the members to approve the application after they see a portion of the fence. Mrs. Waller provided a sample of the fence for review by the HARB members. The application was approved.

109 WEST MAIN STREET: Mr. John Hess submitted an application for a new Tamko shingle roof, with the color stated as Rustic Cedar .”Mr. Hess provided a sample of the colors that are available. It was the consensus of the board to not approve the ARustic Cedar@color, along with the colors Rustic Evergreen ;”and Old English Pewter .”A motion was made by Pauline Shurr, seconded by Tom Groff and passed unanimously to have Mr. Hess choose another color that was approved. Mr. Hess later came to the office and pick the color Rustic Redwood .”The application was approved.

123 EAST MAIN STREET: Kenneth & Ruth Oberdorf submitted an application to add a deck to the rear and side of the house. It was the consensus of the board to have Mr. Oberdorf come to the next meeting to answer some questions concerning the height of the deck and the railing design. The board would also like to know what type of screening he will be using for the side yard.

OTHER BUSINESS:

Nancy Harper stated that she is working on getting a brochure designed so they can be sent to the owners of homes in the Historic District.

It was stated that many complaints have been received for 10 West Main Street due to the repair work that is being performed. The Borough Manager has required that these repairs stop due to the fact that they are not being done in-kind. A motion was made by Tom Groff, seconded by Pauline Shurr and passed unanimously that the aluminum covering the woodwork must be removed.

It was also noted that a complaint form should be available at the Borough Office.

It was also brought to the board s'attention that 6 East Main Street s'repairs to the front of the building should be painted.

ADJOURNMENT: The meeting was adjourned at 8:25 P.M.

Submitted by:

Patricia M. Bachman
HARB Secretary

HISTORIC ARCHITECTURAL REVIEW BOARD

THURSDAY, MAY 22, 2003 - 7:15 P.M.

MEMBERS PRESENT: Dale Kaufman Steve VanOrmer
Nancy Harper Pauline Shurr
Beth Johnson

OTHERS PRESENT: Patti Bachman Ken & Ruth Oberdorf
Carole Wilson, LCPC

123 EAST MAIN STREET: Kenneth & Ruth Oberdorf submitted an application to add a deck to the rear and side of the house. French doors to replace door and windows at the northwest corner. A motion was made by Steve VanOrmer, seconded by Nancy Harper and passed unanimously to review this application and have the Oberdorf s provide more information and detail.

143/145 WEST MAIN STREET: Daniel Zook submitted an application to install new shingles. This application will be reviewed at the next meeting after Mr. Zook drops off a sample of the shingle.

127 WEST MAIN STREET: Stephen Fisher submitted an application on behalf of George Strubel to replace the front porch posts and boards. This application will be tabled until more information can be obtained.

CERTIFIED LOCAL GOVERNMENT PROGRAM: Carole Wilson from the Lancaster County Planning Commission was on hand to provide information, and reading material concerning becoming a Certified Local Government.

ADJOURNMENT: The meeting was adjourned at 9:36 P.M.

Submitted by,

Patti Bachman, HARB Secretary

HISTORIC AND ARCHITECTURAL REVIEW BOARD

MINUTES JUNE 26, 2003 7:15 P.M.

MEMBERS PRESENT: Dale Kaufman Steve VanOrmer
Pauline Shurr

OTHERS PRESENT: Patti Bachman, Secretary May Gaynor
Ken & Ruth Oberdorf Carole Wilson, LCPC
Jill & Brian Reich

17 EAST MAIN STREET: Heather Botchlet submitted an application for a sign for her new business, the Springerle House on Main. She submitted photos along with her application. The sign will be wooden and painted in a fraktur style. A motion was made by Steve VanOrmer, seconded by Pauline Shurr and passed unanimously to approve the sign.

127 SOUTH DECATUR STREET: Jill and Brian Reichert submitted an application for an addition to their home. The structure will be a one-story to the north of the existing home. The Reichert s'also submitted photos of the existing home and photos of a home with the colors that they would like to use. A motion was made by Steve VanOrmer, seconded by Pauline Shurr and passed unanimously to proceed with the addition as planned. The Reichert s'agreed to work closely with the HARB members and to submit more information concerning the porch material and the window and door selections.

107 MILLER STREET: Richard and Ruby Mentzer submitted an application for additional living space. The members agreed that more information is needed for this application.

123 EAST MAIN STREET: Mr. and Mrs. Oberdorf were in attendance to go over more information on the deck addition to their home. It was agreed that more plantings will be added to the west side of the house so as not to see much of the deck. A roof to the west side of the house will be installed. The Oberdorff s'agreed to work with the HARB members with the railings and posts for the deck. A motion was made by Pauline Shurr, seconded by Steve VanOrmer and passed unanimously to approve the deck with the modifications, and for the Oberdorff s'to work with the members as it progresses. The motion also included a solid wood panel door, with or without windows.

143/145 WEST MAIN STREET: The application that Mr. Zook had previously submitted, was reviewed. Mr. Zook submitted a sample of the shingles to the office. A motion was made by Pauline Shurr, seconded by Steve VanOrmer and passed unanimously to approve the application.

ADJOURNMENT: The meeting was adjourned at 9:00 P.M.

Submitted by,

Patti Bachman, HARB Secretary

July 24, 2003 HARB Meeting Cancelled

August 28, 2003 HARB Meeting Cancelled

HISTORIC AND ARCHITECTURAL REVIEW BOARD

MINUTES SEPTEMBER 25, 2003 7:15 P.M.

MEMBERS PRESENT: Dale Kaufman Steve VanOrmer
Nancy Harper Beth Johnson
Tom Groff

OTHERS PRESENT: Patti Bachman, Secretary
Bob Winters
Jeff & Joanna Smoker

49 EAST MAIN STREET: Bob and Betty Winters submitted a drawing to request the removal of an existing picket fence and replace with brick columns and flat flagstone. They are proposing to replant most of the plantings which consist of shrubbery and transplanted perennials with a possible water feature out front. Mr. Winters stated that the brick columns would be 24 high and the stone wall between these columns would be 12 high. A motion was made by Steve VanOrmer, seconded by Nancy Harper and passed unanimously to review this application after looking at the property. The members will visit the site and review at the October 16th meeting.

251 MILLER STREET: Jeff and Joanna Smoker submitted an application to repair the front porch – replacing in kind w/porch floor to be Trex lumber. Removal of aluminum siding to expose the original wood German siding. An addition to the south side of the house is also proposed. Mr. Smoker would like to repoint the stones on the sides of the front porch. It was stated that he should water blast the stone and not sand blast them. The banister and posts on the porch will be repaired or if necessary, matched if beyond repair. A motion was made by Nancy Harper, seconded by Tom Groff and passed unanimously to approve the repairs to the front porch, and the removal of the aluminum siding. The members did not approve the use of Trexx on the front porch and Mr. Smoker has agreed to look into Epay or mahogany as an option for the flooring, and will work closely with some of the members of HARB in establishing the correct material. Also included in the motion was the approval of colors. Due to the fact that the Smokers are unsure of the colors they would like to use, the colors approved were three house colors and two trim colors, they included: House colors: Manor White, Revere Pewter or Edgecomb Gray. Trim colors: Fairview Taupe or Empire Red.

309 MILLER STREET: Thomas D. Beiler submitted an application to remove the existing wood porch and replace with brick. A motion was made by Steve VanOrmer, seconded by Nancy Harper and passed unanimously to not accept the application as presented. The members strongly agreed that the porch should remain wood.

137 WEST MAIN STREET: Kingram, on behalf of Nancy McCall submitted an application to remove the existing flooring on front porch deck. Supply and install new Trexx flooring (5/4 x 6) in stock color – the same material look as the back porch deck boards. The application also includes the scraping and painting of all exterior front porch, all exterior doors and windows and exterior trim with same color. They are also proposing to remove existing window sashes from side-by-side window on the first floor. The members unanimously denied the Trexx for the front porch floor. It was agreed that the scraping and painting of the front porch be approved. The members also agreed that they would approve the window sash replacement if they will be the same window as is already there. The HARB secretary called Kim Ingram the next day and she stated that yes the windows will be exactly the same as the existing ones. Kim agreed to bring in a sample of two other materials that Nancy McCall could use for the front porch. The members will review the front porch material at their October 16th meeting.

302 MILLER STREET: Tom Pontz submitted an application to put brick on an already existing concrete front porch. This work has already been in progress. The members agreed that they would like more information, specifically what he will be doing about railings and what else he may be planning to do with the front steps.

107 MILLER STREET: Richard & Ruby Mentzer submitted an application for an addition to the south side of their existing home. The exterior will consist of Sterling Gray siding, windows will be the same as the existing house, and trim will be same color. The members stated they would like more information concerning this application due to the fact that the overhang on the east side of the addition does not match the drawing that was submitted. They would also like more information concerning the steps that will be leading to the door, and the door treatment.

243 MILLER STREET: Larry and Pauline Shurr submitted an application to remove the existing barn roof, which is slate and asphalt shingles and to replace with a metal roofing. They have been working with Steve VanOrmer concerning this replacement, and stated that the roof will be the same material as his. A motion was made by Tom Groff, seconded by Nancy Harper and passed unanimously to approve the application.

55 EAST MAIN STREET: Penny and Tony D Alessandro submitted an application to expand an enclosed side first floor porch by 31/2 feet with a hood over the side door, a pent roof over the new wood casement and fixed windows, slate roof, brick foundation, and German siding duplicating the original or late 19th century addition. A motion was made by Tom Groff, seconded by Steve VanOrmer and passed unanimously to approve the application.

BROCHURE FOR HISTORIC DISTRICT HOME OWNERS: Nancy Harper supplied each of the members with a draft of the brochure and some pictures that she would like each member to read over and to give her some ideas and suggestions. She stated that once this brochure is complete, she and a few volunteers will be going door to door to deliver these to the homeowners in the Historic District.

ADJOURNMENT: The meeting was adjourned at 10:15 p.m.

Submitted by:

Patti Bachman, HARB Secretary

HISTORIC AND ARCHITECTURAL REVIEW BOARD

MINUTES OCTOBER 16, 2003 7:15 P.M.

MEMBERS PRESENT: Dale Kaufman Tom Groff
Steve VanOrmer Pauline Shurr
Beth Johnson

OTHERS PRESENT: Patti Bachman, Secretary May Gaynor
Don Bachman

317 MILLER STREET: J. Donald & Yvonne Bowman submitted an application to repair the barn, replace the barn siding on the east side and the back of the barn. They will also be painting the barn Jamestown Red .” A motion was made by Tom Groff, seconded by Pauline Shurr and passed unanimously to approve the application.

117 MILLER STREET: Donald Bachman submitted an application to replace the rear porch roof, which is rusted tin with a heritage type asphalt shingle. A motion was made by Steve VanOrmer, seconded by Tom Groff and passed unanimously to approve the application.

137 WEST MAIN STREET: Kingram submitted an application on behalf of Nancy McCall to remove the existing floor on the front porch and replace with Trexx. Kim Ingram submitted samples of other flooring to be used. A motion was made by Steve VanOrmer, seconded by Pauline Shurr and passed unanimously to approve the Tendra flooring. This motion also included that Trexx was not approved for porch flooring. The members agreed that they would like to keep an eye on this material after it is weathered and worn.

107 MILLER STREET: Richard E. and Ruby M. Mentzer submitted an application for additional living space. HARB members agreed that they need more information for this application. They would like to see what more is planned for the addition and the detail of the porch on the east side. The members agreed that they feel this addition is in violation of the application, due to the fact that it is not being built as shown on the drawings. A motion was made by Steve VanOrmer, seconded by Pauline Shurr and passed unanimously to recommend to Borough Council to take the next step as far as this addition is not as the application stated. It was also stated that Mr. and Mrs. Mentzer should come to the next meeting.

HARB BROCHURE: Pauline Shurr asked that everyone come back to the next meeting with suggestions for the brochure.

OTHER BUSINESS:

Resident May Gaynor stated that there are tax credits for Historic District Home Owners, and that this information should be printed in the Strasburg News.

ADJOURNMENT: The meeting was adjourned at 8:25 p.m.

Patricia Bachman
HARB Secretary

HISTORIC ARCHITECTURAL REVIEW BOARD

THURSDAY, NOVEMBER 20, 2003 7:15 P.M.

MEMBERS PRESENT: Dale Kaufman Steve VanOrmer
Nancy Harper Pauline Shurr
Tom Groff Beth Johnson

OTHERS PRESENT: Patti Bachman Tate Menzter
Curt Mentzer May Gaynor
Larry Shurr Tony D Alessandro

MINUTES OF OCTOBER 16, 2003: A motion was made by Nancy Harper, seconded by Pauline Shurr and passed unanimously to approve the minutes of October 16, 2003:

107 MILLER STREET: Member Nancy Harper stated that this construction was in violation and had not been approved by HARB. Council members agreed that the long span of the existing home and the new addition at 107 Miller Street could be concealed with a planting pocket on the east side of the home. Tate Mentzer agreed that he would be willing to plant a beauty strip between the driveway and the house, and agreed to paint out a planting pocket for the members to look at. A motion was made by Steve VanOrmer, seconded by Tom Groff and passed unanimously to approve the plantings after a visit to the property to see that the area painted will be appropriate. The motion also approved that these plantings will be in place next spring.

11 SOUTH DECATUR STREET: Jane Cascio submitted an application for a sign to be placed on the existing posts at 11 South Decatur Street. The members agreed that the sign should have a molding around the edge to blend in more with the character of the property. A motion was made by Tom Groff, seconded by Nancy Harper and passed unanimously to suggest a molding for the edge of the sign. Steve VanOrmer will speak with Jane and if she is agreeable to this, the application will be approved.

111 EAST MAIN STREET: Carole Eshleman submitted an application to: paint same color and miscellaneous repairs as needed. A motion was made by Nancy Harper, seconded by Pauline Shurr and passed unanimously to have Ms. Eshleman come to the December meeting to discuss further.

41 EAST MAIN STREET: JoAnne D. Musselman submitted an application to: repaint front/sides of porch-same color as before-historic colors, painting panels of front door, adding house shutters, rehung & painted. A motion was made by Pauline Shurr, seconded by Steve VanOrmer and passed unanimously to have Ms. Musselman come to the December meeting to discuss further.

HARB ORDINANCE: Chairman Dale Kaufman went over the changes on the ordinance with the members. A question arose concerning the pre-approved activities and it was agreed to have Dale call Carole Wilson, of the Lancaster County Planning Commission and to bring the ordinance back to the December meeting.

9 MILLER STREET: Steve VanOrmer submitted an application to: repaint porch roof, replace front door, restore porch railing, replace windows, replace porch light, add lamp post, and fence, and replace the sidewalk. A computer generated picture of the property, after improvements, was submitted along with the application. A motion was made by Tom Groff, seconded by Beth Johnson and passed unanimously to approve the application.

OTHER BUSINESS: The application of Bob and Betty Winters, 49 East Main Street was revisited and a motion was made by Steve VanOrmer, seconded by Nancy Harper and passed unanimously to approve the application, since Tom Groff spoke to Mr. Winters and agreed on the size and height of the brick columns.

It was stated that some members received questions and concerns for the addition at 127 South Decatur Street.

The application that was denied for 309 Miller Street was also questioned. It was stated that Mr. Beiler was contacted about the denial of the application and the porch remains wood.

Member Nancy Harper stated that a new member needs to be appointed to the HARB board, due to the fact that a Realtor needs to be on the board and the present member who is a Realtor does not show up for the meetings.

ADJOURNMENT: The meeting was adjourned at 10:25 P.M.

Patricia Bachman
HARB Secretary

December 18, 2003 HARB Meeting Cancelled