

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, FEBRUARY 6, 2018**

Members Present:      Tom Lainhoff                      Len Ferber  
                                 Chris Lainhoff                      Steve VanOrmer

Others Present:        Christine Shipman                  Merlin Andrew  
                                 Nick Ferretti                          Steve Hess

**CALL TO ORDER AND PLEDGE TO THE FLAG:** The meeting was called to order at 7:30 p.m. by Chairman Tom Lainhoff, followed by the salute to the flag. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted on at the next Borough Council meeting which is scheduled for February 13, 2018.

**PUBLIC COMMENT:** None.

**MINUTES OF JANUARY 2, 2018:** A motion was made by Len Ferber, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the January 2, 2018 meeting as printed.

**218B MILLER ST – Change Siding:** Nick Ferretti and Steve Hess, representing the Jaycee Park, were in attendance and reviewed their application to change the siding on the barn. Mr. Hess stated that the existing T-111 siding is deteriorating and rotting at the bottom and the siding on the East side of the building is buckling and falling off. They stated that they pride themselves and receive compliments for having a beautiful park and want to replace the siding. They also stated that the existing siding will need to be removed back to the framing to keep the siding behind the trim boards.

Mr. Hess and Mr. Ferretti stated that they have researched siding and would like to install 3' wide steel (possibly textured) siding for many reasons which include:

\* Squirrels can climb up the wood and caused approximately \$6,000 in damage to the solar panels this past year.

\* There are approximately 8,000 visitors to the park annually and they have problems with vandalism and people who do not take care of the park and they believe this type of siding will have good durability.

\* They have received two estimates so far for the steel siding, one for \$20,000 and one for \$13,250 (they need to verify the scope of work). They believe this is the most cost-effective material choice.

Steve VanOrmer asked if they considered hardiboard and Mr. Hess stated that they did put hardiboard on part of the pavilion and it is expensive. Chris Lainhoff stated that he was concerned that the steel siding would not have good durability because of balls or rocks being thrown and denting it.

Tom Lainhoff stated that while he understands the reasons the Jaycee Park wants to install metal siding, the Secretary of the Interior's Standards for Rehabilitation do not allow HARB to approve replacing wooden siding with metal siding. He stated that the existing T-111 siding has

been on the barn for approximately 40 years and he believes it would have lasted longer if it would have been painted. He noted that all types of siding need maintenance.

Steve Hess stated that they cannot afford to keep repainting tongue and groove wooden siding. Board and batton siding was discussed and Steve VanOrmer explained the option of allowing it to weather which does not require painting.

Steve VanOrmer stated that the least expensive option would be for them to patch/repair/replace the deteriorated sections of the existing T-111. Steve Hess stated that they do not want to just repair the bad sections, they want to replace all of the siding at one time. Chris Lainhoff stated that the board is required to vote based on the Standards and we have to be concerned with setting precedence.

Steve VanOrmer suggested using rough cut poplar or hemlock wood, which would be less expensive. Nick Ferretti stated that because this property is open to the public, they may not be able to use rough cut wood due to liability reasons.

Steve Hess stated that they will obtain prices on board and batton siding and will bring samples of steel siding to a future meeting for action.

**11 EAST MAIN ST – Sign:** Merlin “Keith” Andrew, new tenant at 11 East Main Street, was in attendance and reviewed his application to install a sign and provided a sketch of his proposal. Mr. Andrew stated that the sign he is proposing will be flat colors and not glossy.

Tom Lainhoff encouraged him to work with the Zoning Officer and to consider the largest sign allowed by zoning. Chris Lainhoff stated that the board standardly suggests including a raised border but noted that it may be more difficult with this sign design. Mr. Andrew stated that he may consider utilizing a different sign maker to make a hand painted sign with a raised border and depending on the allowed sign size, he may consider including the additional hanging piece at the bottom as shown on the drawing.

A motion was made by Chris Lainhoff and seconded by Steve VanOrmer to recommend Borough Council accept the application of Merlin Keith Andrew, new tenant at 11 East Main Street, for a sign as proposed with a flat finish or a hand painted sign with the same design, preferably with a raised border, with or without the additional hanging piece, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Tom Lainhoff, Chris Lainhoff and Steve VanOrmer casting assenting votes. Member Len Ferber abstained from voting because he is the rental agent for the property.

**APPROVAL OF 2017 ANNUAL REPORT:** A motion was made by Len Ferber, seconded by Tom Lainhoff and passed unanimously to accept the 2017 annual report and forward it to Borough Council.

**OTHER BUSINESS:** Tom Lainhoff stated that an in-kind permit to repair the chimney tops was issued to 8-10 East Main Street.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to adjourn the meeting at 8:40 p.m.

Respectfully Submitted,

Christine D. Shipman  
HARB Secretary