

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, AUGUST 7, 2018**

Members Present: Tom Lainhoff Dale Kaufman
 Chris Lainhoff Lori Troiano
 Dave Measel

Others Present: Christine Shipman Pete Kingsley Sr.
 Travis Nickel David Jay Petersheim
 Tony D’Alessandro

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 that is scheduled for August 14, 2018.

PUBLIC COMMENT: None.

MINUTES OF JULY 3, 2018: A motion was made by Dale Kaufman, seconded by Lori Troiano and passed unanimously to approve the minutes of the July 3, 2018 meeting as printed.

2 MILLER ST – Renovations: Travis Nickel, owner of 2 Miller Street, was in attendance and reviewed his application to replace the keystones, reinstall the original entrance door, remove storage doors along Miller Street and replace with an entrance door, replace HVAC units, replace siding, and replace the window on the west parking lot side with a similar grid style on the parking lot side.

Mr. Nickel stated that for the keystone replacement, he is proposing to replace the entire lintel unit which will be cast out of concrete. Tom Lainhoff stated that he was concerned with the proposal to replace the entire five-piece section of the 19 lintels for the following reasons:

1. Most of them do not have any damage to the two “wing” sections and replacing these, which are in good condition, is contrary to good preservation standards.
2. When the five piece lintel section is removed, it spans a large area and disturbs more of the bricks and he is concerned with compromising the structure. He noted that there are already many cracks which span from one window to another.
3. The lintels he is proposing will be cast from concrete and will impact the expansion and contraction of the soft bricks.

Mr. Nickel stated that the sandstone is being deteriorated when the nails which are on each side of the lintels are removed. Chris Lainhoff stated that the nails could be broken off, use a small drill to drill out the nail and then patch the hole. Tom Lainhoff distributed information regarding a product called Lithomax which he stated is a tried and true conservation product, is compatible with sandstone, and can be used to repair the holes. Mr. Nickel stated that he also researched a Cathedral Stoneworks product for patching and Chris Lainhoff stated that is also a good product that could be used.

Tom Lainhoff stated that he would support replacing the keystones and the portions of the lintels that are too deteriorated to be repaired with cast pieces and repair the other sections that can

reasonably be repaired. Mr. Nickel stated that he would paint the cast replacement pieces after they have cured.

Dale Kaufman stated that he was also concerned with affecting the structural integrity of the building if all of the entire lintels were replaced and stated that he believed the option to only replace the deteriorated pieces and repair the remaining would be a lesser expense.

After hearing this discussion, Mr. Nickel agreed to amend his application to replace the center three portions of the lintels which will be cast out of concrete and to replace only the deteriorated portions of the sandstone arches.

Mr. Nickel reviewed his other renovation proposals:

- * Reinstall the main entrance door on the left to match the door on the Miller Street side, which is a wooden door.
- * Replace the storage doors along Miller Street with two 3' doors which will be period sensitive.
- * Replace the aluminum siding on the Miller Street side with hardiboard.
- * Replace the new window on the west parking lot side with either the window he found in the building or at least install grids in the existing window to match the window next to it.
- * Replacing the existing HVAC units in the same location.

It was the consensus of the members that replacing the existing HVAC units in the same location is an in-kind replacement.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the amended application of Swan Real Estate LLC at 2 Miller Street, to 1) replace the severely deteriorated components of the stone lintels above the windows and doors, 2) reinstall the original entrance door on the parking lot side which is approximately four bays over from West Main Street, using the existing opening, and using the door on the Miller Street side as precedence, 3) replace two sets of storage doors on the Miller Street side with 3' standard entrance doors, 4) replace the aluminum siding on the Miller Street side with hardiboard, 5) Replace the small single light window on the parking lot side which is approximately seven bays from West Main with either a 6-light window or replace the entire frame and sash to match the window to the right, 6) replace the existing metal door which is approximately four bays over from West Main Street with a door to match the door on Miller Street, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

46 WEST MAIN ST – Roof: Pete Kingsley Sr, representing Wesley United Methodist Church who is the owner of 46 West Main Street, was in attendance and reviewed his application to cover up the deteriorating cornice with a new roof as shown on the application.

Chris Lainhoff noted that this is a newer building and is classified as non-contributing.

Mr. Kingsley stated that they are proposing a metal, wide-rib roof with a metal soffit underneath. Dale Kaufman suggested an option would be to use an aluminum soffit. Chris Lainhoff stated that another option for the underside of the roof would be to use an exterior stucco finish or hardiboard, with a fine, well troweled surface.

A motion was made by Chris Lainhoff, seconded by Dale Kaufman and passed unanimously to recommend Borough Council accept the application of Wesley United Methodist Church, owner of 46 West Main Street, to frame out the roof structure of the top of the West Main Street entrance as presented on the drawing and to clad the roof with metal barn roofing as previously approved for the walls at the Jaycee Park Barn and to have the soffit underneath be either the same metal as the roof, a non-perforated soffit material, a stucco finish or a cement board, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS: David Jay Petersheim, contractor for 29 West Main Street, was in attendance to obtain the Board's input on a future project he has which involves replacing a flat rubber roof with a metal roof, incorporating several roof lines into one. The Board reviewed photographs and sketches and provided Mr. Petersheim with input. It was noted that only two portions of the project are within HARB's purview. The gable end of the back building that faces West Main Street was discussed. One suggestion was to remove the form brick and seeing if there is brick underneath and if there is brick to lay matching brick up to the peak and paint it to match the rest of the building. If there is not brick underneath the form brick, it was suggested that he could find a contractor to fill in the gable with matching form brick.

Mr. Petersheim thanked the Board for their input and will come back to a future meeting with his complete application.

PUBLIC COMMENT: None.

ADJOURNMENT: A motion was made by Dale Kaufman, seconded by Tom Lainhoff and passed unanimously to adjourn the meeting at 9:10 p.m.

Respectfully Submitted,

Christine D. Shipman
HARB Secretary