

Chris Lainhoff asked if an engineer should evaluate the entire property and come up with a comprehensive plan for the property due to the many necessary improvements needed, including crumbling window ledges.

Tom Lainhoff stated that he thinks HARB should recommend that the owner be cited for the condition of the property.

Chris Lainhoff stated that he thinks the existing roof could be repaired instead of this more expensive option, which would leave funds for the owner to make other necessary repairs to the buildings.

It was the consensus of the members and the applicant that additional information is needed and that the application should be tabled until a future meeting.

Realizing that there are questions that need to be addressed by the Building Inspector and the request to repair the existing roof, Mr. Petersheim asked for the board's input on the submitted plan to give him additional direction to prepare for a resubmitted application. Chris Lainhoff stated that if the existing roof cannot be repaired, it is his opinion that the steep roof pitch on the two story brick that is visible from the East wall should be preserved and to raise the roof on the low-pitched section that is visible from the West wall. Tom Lainhoff also suggested installing a window in the gable. Tom Lainhoff asked the applicant to provide detailed plans that show the existing windows and doors, suggests including a window on the west side of the new roof and keep the brick gable on the east side the same.

Based on the applicant's willingness to table the application, a motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to table the application for the applicant to provide an alternative design for the roof.

60 WEST MAIN ST – Renovations and sign: Michael Gibbons, owner of 60 West Main Street, was in attendance and reviewed his application to: 1) repair the windows (reglaze and replace broken panes with like single pane glass), 2) replace the existing door with a historically correct "icebox" like aluminum/glass door, 3) restore the "ice box" false front (cleaning and remove/replace white caulk), 4) repave the existing paved surface, 5) repaint, 6) add/replace a sign above the door where there is evidence of a previous Exxon sign, 7) add/replace a previous roadside sign and pole on the existing sign post footer and hardware, and 8) add exterior lighting. Mr. Gibbons was advised that this board no longer regulates repainting. Mr. Gibbons stated that he is attempting to source the original pole for the roadside sign but if he cannot, he is proposing to fabricate a replica.

The members reviewed the application and thanked the applicant for his detailed application. Tom Lainhoff suggested that he use a low wattage lightbulb in the lights because the light will reflect off of the porcelain white. Mr. Gibbons stated that he will keep that in mind and may consider yellow-ish LED bulbs.

A motion was made by Len Ferber, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council accept the application of Michael Gibbons for 60 West Main Street, for the restoration of the servicer with the details submitted including signs and includes approval

for either pole options, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

8-10 EAST MAIN STREET HARB VIOLATION: Tom Lainhoff reported that a meeting has been scheduled with the owner and Borough representatives for next Monday and HARB has been asked to defer discussion of a HARB violation until after that meeting because they are trying to work with the property owner to get the issues resolved.

OTHER BUSINESS: Chris Lainhoff reported that he met with the owner and contractor of 2 Miller Street multiple times regarding repointing. He stated that the owner wants to repoint the entire building but Chris Lainhoff does not believe the entire building needs to be repointed because approximately 50% of it is mortar in good condition needing only minor repair work. He added that he believes that regardless of whether the owner wants to repoint the entire building or just repoint the deteriorated sections, the work needs to be done in kind, including the removal of the old mortar (keeping the mortar joints the same size and not grinding away the edges of the bricks), installation of the new mortar and the final tooling of the joints. He stated that the contractor is still working on the color of the mortar which is getting close as well as the tooling of the joints which still has a ways to go to be a good match. He is also concerned with the contractor power washing the bricks because they eroded some of the bricks on the sample area they provided. Chris Lainhoff stated that he believed the cleaning could be done with a hose and a stiff bristle brush instead of the power washing. With the permission of the contractor he demonstrated the cleaning process on a portion of the wall.

Tom Lainhoff stated that a few weeks ago, the owners of 54 West Main Street began replacing the deteriorated wood but were replacing it with plastic and the Borough Manager asked him to go talk to the owner. He did talk to the owner and found out that it was a contractor mistake and they corrected it and removed the plastic and used cypress. He also stated that he is happy to report that they are also working on repainting the property.

Len Ferber stated that the IOOF is looking to replace their heating and air conditioning units and that one will be visible from East Main Street. Tom Lainhoff and Chris Lainhoff suggested installing a wooden gate section to block the view of the unit. Len Ferber will submit an application for a future meeting.

PUBLIC COMMENT: None.

ADJOURNMENT: A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to adjourn the meeting at 9:47 p.m.

Respectfully Submitted,

Christine D. Shipman
HARB Secretary