

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, FEBRUARY 4, 2020**

Members Present:     Tom Lainhoff             Len Ferber  
                               Ryan Weaver             Steve VanOrmer  
                               Chris Lainhoff             Lori Troiano

Others Present:        Christine D. Shipman             John Mroz  
                               Ryan Dagen

**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 announced that the meeting is being audiotaped and maintained until the minutes are approved and that the HARB recommendations from this meeting will be voted on at the next Borough Council meeting that is scheduled for February 11, 2020. Tom Lainhoff stated that his hearing aids are being repaired and he asked Len Ferber to run tonight's meeting.

**PUBLIC COMMENT:** Ryan Dagen asked if the Borough had a sidewalk program and stated that in another town he previously lived in had a program that provided financial incentives to have the same sidewalks through town, which made it very walkable. He added that there are some sidewalks in town that need repaired. Mr. Dagen was advised that the Borough does have sidewalk specifications and owners may choose to install either concrete or brick. He was also advised that he may contact the Borough Manager with sidewalk complaints. Chris Lainhoff added that the Borough Manager periodically inspects the sidewalks and notifies the owners of violations.

**REORGANIZATION:** A motion was made by Steve VanOrmer, seconded by Lori Troiano and passed unanimously to reappoint Tom Lainhoff as the Chairman and Len Ferber as the Vice Chairman.

**MINUTES OF DECEMBER 3, 2019:** A motion was made by Tom Lainhoff, seconded by Ryan Weaver and passed unanimously to approve the minutes of the December 3, 2019 meeting as printed.

**141 EAST MAIN STREET – Renovations:** Ryan Dagen, owner of 141 East Main Street, was in attendance and reviewed his application. Mr. Dagen was thanked for his thorough application and he reviewed the prospective drawings and plans. He stated that they are trying to create an event space for 20-25 people and a side entrance for the event space where the midwife business used to be. He noted that the side entrance had to be designed to be turned on an angle because of the existing PP&L pole. He added the following additional information regarding his application: the new garage door will be insulated, the siding on the rear garage will be a vertical metal board and batten with hidden fasteners that will match the siding on the front of the building, the new entryway will have cedar siding to match the cedar stain on the front of the building (the perspective drawing didn't have the option to show the siding a cedar color), the door will match the door on the front of the building, and the existing vinyl windows they are replacing on the second floor are a cream color and they want the new ones to be white. He also stated that he is applying to change the roofline on the main building to get away from the barn

look. He added that he is working with the Borough regarding the event space and parking permits.

The members reviewed the application and each offered individual input. They were in favor of the proposed changes except changing the roofline on the main building and wanted to retain the original gambrel roofline and brick on the gable ends. Ryan Dagen agreed to amend his application to retain the original gambrel roofline and brick on the gable ends.

The applicant's desire to replace the existing one over one light vinyl windows with six over six light vinyl windows was discussed. Chris Lainhoff stated that he was unable to locate any documentation on what type of window (light configuration) was previously on the building. Steve VanOrmer stated that six over six light is a timeless historic configuration.

Steve VanOrmer and Lori Troiano stated that they felt the design for new entryway was modern looking and would have liked it to look like the front entrance.

A motion was made by Chris Lainhoff, seconded by Ryan Weaver and passed unanimously to recommend Borough Council accept the amended application of Ryan Dagen, owner of 141 East Main Street, for the following renovations: 1) garage at the rear of the building: to make the renovations as presented in the 3-D rendering to replace the tan siding with vertical metal board and batten to match the siding that was previously approved for the front of the building, replace the garage door with the garage door as shown, to rework the roofline and install two gooseneck lamps as presented, 2) construct a small addition to serve as the entryway for the event space to include: possibly pulling the cantilevered roof in, to use brick or limestone for the windwall instead of the stone as shown on the drawing, to use cedar siding where wood is shown on the drawing to match the cedar stain on the front of the building, and install two gooseneck lamps, 3) for the main building: use brick or limestone instead of the stone shown on the drawing to replace the railroad ties for the garden area, to replace the existing six vinyl second floor windows with vinyl six over six light windows, and to retain the original gambrel roofline and brick on the gable ends of the building as agreed to by the applicant at the meeting, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Numbers 9 and 10.

**APPROVAL OF 2019 CLG ANNUAL REPORT:** A motion was made by Tom Lainhoff, seconded by Ryan Weaver and passed unanimously to accept the 2019 CLG Annual Report as presented and forward it to Borough Council for final approval before being submitted to the PA Historical and Museum Commission.

**OTHER BUSINESS:** Tom Lainhoff stated that he will be attending a three-day cemetery training class in March and encouraged others to contact him if they are interested in attending.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Steve VanOrmer, seconded by Tom Lainhoff and passed unanimously to adjourn the meeting at 8:50 p.m.

Respectfully Submitted,

Christine D. Shipman, Administrative Assistant