

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, SEPTEMBER 1, 2020**

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

Others Present: Christine Shipman, Admin. Asst. Hayden Weaver
 John Hershey Jonathan Leventry
 Patrick Meck Bruce Cook

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 September 8, 2020.

Public Comment: None.

Minutes of August 4, 2020: A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to approve the minutes of the August 4, 2020 meeting as printed.

48 East Main Street – Replace house roof and outbuilding roof and cupola: John Hershey, owner of 48 East Main Street, was in attendance for the meeting and reviewed his application to replace the existing outbuilding roof presently consisting of both “Century” and worn cedar shake materials. He is proposing to install new cedar shakes 9.5 square cedar premium heavy tapersawn 18” x 7/8” teal gold band mill, 7 ½” exposure and to replace the existing cupola with a new Yorktown model cupola as submitted. They are also proposing to replace the existing “Century” roof materials on the house with 19 square cedar premium heavy tapersawn 18” x 7/8” teal gold band mill, 7 ½” exposure. Mr. Hershey stated that the cupola will be made of wood.

A motion was made by Len Ferber, seconded by Lori Troiano and passed unanimously to recommend Borough Council accept the application of John Hershey and Doug Zander, owners of 48 East Main Street, to approve the roof replacements with the cedar shakes as described and to replace the cupola on the rear shed, which is in accordance with the Secretary of the Interior’s Standards for Rehabilitation 36 CFR 67 Standard Number 9.

49 East Main Street – Replace windows: Jonathan Leventry, owner of 49 East Main Street, and his contractor Bruce Cook, were in attendance and reviewed the application to replace the rotten wooden windows with vinyl double pane windows. Bruce Cook stated that they could use parts from the windows to just keep the original windows on the front. He also stated that they windows have the antique glass but a few panes are broken. Bruce Cook stated that one window sash and frame is completely deteriorated.

Tom Lainhoff stated that he received permission from the neighbor to go on the neighbor's property to view the condition of the windows a little closer and he saw that the part of the windows that is damaged are the frames. He added that our Ordinance requires existing wooden windows to be replaced with wooden windows if they are deemed to be too deteriorated to be repaired after a site visit by HARB. He also stated that they do not have to use antique glass but they can use some antique glass panes from rear windows to replace the broken panes, if desired. He reminded the applicants that the windows that are not visible from the sidewalk are not regulated by this board.

Tom Lainhoff stated that he personally has some 2 over 2 wooden windows that they bought and used the glass out of them for another project and that if they are the right size, Mr. Leventry and Mr. Cook could have them for free.

Chris Lainhoff stated that the first step for this application is to see if the owner is willing to schedule a site visit with some HARB members for them to view the condition of the windows to determine if they can be repaired. He reminded the applicants that HARB members are happy to assist with showing them how the windows can be repaired.

Jonathan Leventry stated that he was willing to table the application to allow for a site visit to determine if the windows can be repaired.

A motion was made by Len Ferber, seconded by Dale Kauffman and passed unanimously to table the application of Jonathan Leventry to replace the windows at 49 East Main Street.

14 West Main Street – Install vinyl siding on frame addition: The applicant, John Bachman, emailed the Secretary and stated that he was withdrawing the application because the property is under agreement to be sold.

OTHER BUSINESS: Patrick Meck, owner of 105/107 West Main Street, stated that he contacted the office after the submission deadline to attend this meeting but wanted to discuss his plan to replace the roof on both properties. He stated that one side is asphalt shingle and the other side is metal and he would like to have the entire roof be fiberglass. The request was discussed and he will submit his application for the next meeting.

Hayden Weaver was introduced and he stated that he was in attendance as part of a homeschool civics class and he will be preparing a report about the meeting.

Tom Lainhoff asked Dale Kaufman for an update regarding his contact with the owners of 144 East Main Street regarding the enforcement action. Dale Kaufman stated that he talked with Jeremy Peifer who stated that they had ordered the windows because they did not think the vinyl windows would be a problem and they had to install the windows before they finished the siding because they wanted to get the building to a usable state. Dale Kaufman stated that it is his opinion that the building is not a significant structure and is not highly visible but he does understand that they defied Council's Certificate of Appropriateness by installing the vinyl windows. Dale Kaufman stated that he wanted to talk to this Board about this at the August meeting but he missed the meeting. Dale Kaufman stated that he believes we need to consider other materials for future Ordinance updates.

Tom Lainhoff stated that the last thing he knew was the property owner had proposed to change out the vinyl windows with a wooden replacement window with plastic grids that can come off and he was disappointed that three months had passed with no progress. Chris Lainhoff stated that when this first started, he advised the property owner that if the wooden window with the removable plastic grids was the window they wanted to use that they should apply and come back to a HARB meeting for the entire Board to vote on the window because it was not the window that was approved on the previous Certificate of Appropriateness.

The members discussed this matter in detail and Steve VanOrmer stated that our ordinance is clear regarding how HARB has to vote on replacement windows. Ryan Weaver stated that some of our members can repair anything and stated that we do need to keep in mind that not all contractors and property owners can do the same and we may need to allow them to be replaced in kind rather than repaired depending on their condition. Chris Lainhoff and Tom Lainhoff stated that this Board's recommendations need to be consistent.

Tom Lainhoff stated that the HARB Ordinance was last updated in 2016 and is recommended to be updated every 10 years and building materials can be evaluated and reconsidered during that update.

Christine Shipman reminded the members that the Certificate of Appropriateness for 22 Miller Street will be reconsidered at the September 8, 2020 Council meeting.

PUBLIC COMMENT: None.

ADJOURNMENT: A motion was made by Steve VanOrmer, seconded by Len Ferber and passed unanimously to adjourn the meeting at 9:05 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant