

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES  
TUESDAY, OCTOBER 6, 2020**

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

Others Present:       Christine Shipman, Admin. Asst.     Patrick Meck  
                                 Hayden Weaver                             Matthew Kulp  
                                 Jeremy Peifer                             Clair Denlinger

**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 October 13, 2020. It was announced that Steve VanOrmer was not able to attend the meeting due to a family emergency.

**Public Comment:** None.

**Minutes of September 1, 2020:** A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to approve the minutes of the September 1, 2020 meeting as printed.

**239 Miller Street – Replace portion of siding:** Clair Denlinger, owner of 239 Miller Street, was in attendance and reviewed his application to replace the 100-year old siding on a portion of the west side of the house with a product that he believes looks exactly the same as wood but is made of fly-ash. He stated that he chose this material because it is rot and insect proof and provided information regarding the product with his application. He stated that he is tired of the bugs, rot, and painting and that he does not believe you will not be able to tell it isn't wood from the street. He stated that the only reason his house looks good now is because the siding is caulked and painted but there is deterioration. Mr. Denlinger stated that he already replaced the south side of his house with this material and is very happy with it.

Tom Lainhoff stated that from the road, his siding appears to be in good shape and stated that our Ordinance requires the historic fabric to be preserved if it can be repaired. Chris Lainhoff read from the Secretary of the Interior's Standards for Rehabilitation, Standard #6 which states: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Dale Kaufman stated that he is only proposing to replace the siding on the rear addition of the house and would be a small thing to accept to make him happy and us happy. Chris Lainhoff asked Dale Kaufman if, hypothetically, he would propose to install that siding on his house. Dale Kaufman stated that Chris's house is on the street and that Chris would not propose to use

that material. Dale Kaufman also stated that Mr. Denlinger spends and has spent a large amount of time and effort to keep his property looking very nice.

Ryan Weaver stated that he believes the proposed material is the same texture, design and other visual qualities as wood. He also stated that we do not want to encourage property owners to not maintain their property and that we need to look at the standards.

Lori Troiano asked how much of the siding is deteriorated to the point of needing to be replaced. Clair Denlinger stated that he could not put a percentage on the amount of deterioration and stated that it is some parts of the boards.

Clair Denlinger stated that if he would just replace the sections of boards that are rotten that it will not look the same as the rest of the siding because the old siding is rough from paint buildup.

Chris Lainhoff stated that caulk and paint are regular maintenance materials. He added that when he bought his house on East Main Street in 2017, it needed to be painted but even with his boards not having paint on them that he did not have rotten boards. He also stated that the German Siding has many different styles and if we allow this material to be used for this application that we would have to allow this same material to be used for other properties and it might not match other people's siding.

Tom Lainhoff stated that this house sits back approximately 35' back and asked the board what would happen if the next applicant wants to replace the siding up to the front corner of their siding?

Len Ferber asked Clair Denlinger if he would be willing to allow the board to table the application and to schedule an appointment for members of the board to just come and see the condition of the existing siding. Clair Denlinger stated that he had wanted to do the work this Fall but was willing to allow the application to be tabled and to schedule the site visit. Chris Lainhoff thanked Mr. Denlinger for having such a beautiful property. Len Ferber agreed to coordinate the site visit.

A motion was made by Len Ferber, seconded by Dale Kaufman and passed unanimously to table the application of Clair and Barbara Denlinger at 239 Miller Street, to allow HARB members to make an appointment with the owner to come and see the condition of the siding.

**105-107 West Main Street – Replace roof:** Patrick Meck, owner of 105-107 West Main Street, was in attendance and reviewed his application to replace the metal roof on 105 West Main Street with fiberglass shingles in order to have a seamless pitch. Chris Lainhoff asked if Mr. Meck would consider replacing the fiberglass shingle side at 107 West Main Street with metal to have the entire roof as a metal roof. Chris Lainhoff stated that the precedence has been set that roofs are an architectural feature that has to be replaced because they wear out. Patrick Meck stated that he was willing to consider both options and that he would like it to be in the colonial slate color.

A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to approve the amended application of Patrick Meck, owner of 105-107 West Main Street, to replace the roofs on 105-107 West Main Street to either both be fiberglass shingles or a metal

roof to match the existing roof at 105 West Main Street so the whole building has the same roofing material, in the colonial slate color as submitted, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

**OTHER BUSINESS:**

Jeremy Peifer was in attendance to discuss the windows at the Carriage House Motor Inn, 144 East Main Street. He stated that he would like to move towards a solution and understands that mistakes were made. Chris Lainhoff stated that at the beginning of June, Lisa Boyd had emailed him information regarding the replacement windows that Jeremy Peifer was proposing and they were not an in-kind replacement so he advised Mr. Peifer that he would need to apply to HARB for the windows. Jeremy Peifer asked if an arborvitae could be planted to block the windows and Chris Lainhoff stated that is a question he would need to raise to Council. Jeremy Peifer distributed a pamphlet describing the wooden replacement windows they were planning to apply for. Chris Lainhoff stated that he should apply to the next HARB meeting and that he, personally, would vote for them.

Len Ferber stated that a hand railing is needed for one of his tenants at 11 East Main Street for safety concerns. He stated that there is not a railing there and he would propose to match the other hand railings on the building. He was advised to apply at the next meeting for this request.

Christine Shipman stated that the Borough Manager asked her to obtain HARB's recommendation regarding the Deckman Subdivision for Lots 2 and 3 that was discussed at last night's Planning Commission meeting. She provided the members with a copy of the plan showing the proposed subdivision to create two lots at the end of Sunset Avenue but not make any changes to the remaining R-H lot at 308 Miller Street. The members agreed that the portion the developer is subdividing to create the two lots at the end of Sunset Avenue would not be in the Historic District. Chris Lainhoff expressed his concern that if the developer comes back to develop Lot 1 that it would no longer be a Historic District lot but is visible from Miller Street.

A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously that Lots 2 and 3 the end of Sunset Avenue for the Deckman Property subdivision at 308 Miller Street are not visible from the street and therefore are not a HARB issue but noted that if the developer chooses to develop Lot 1 in the future, Lot 1 could be a HARB issue and visible from the road but the subdivision could be removing it from the R-H District.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** A motion was made by Len Ferber, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 8:55 p.m.

Respectfully Submitted,

Christine D. Shipman  
Administrative Assistant