

**HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES
TUESDAY, NOVEMBER 3, 2020**

Members Present: Tom Lainhoff (7:32 pm) Len Ferber
Lori Troiano Ryan Weaver
Chris Lainhoff (7:32 pm)

Others Present: Christine Shipman, Admin. Asst. John Mroz
Jeremy Peifer Clair Denlinger
Andrew Nadu Jesse McBride
Esther McBride Jeremy Peifer
Shiloh Peifer

Call to Order and Pledge to the Flag: The meeting was called to order at 7:30 p.m. by Vice Chairman Len Ferber, followed by the salute to the flag.

Vice Chairman Ferber 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 November 10, 2020. It was announced that Steve VanOrmer was not able to attend the meeting due to a family emergency. Tom Lainhoff arrived and Len Ferber turned the meeting over to him.

Public Comment: None.

Minutes of October 6, 2020: A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to approve the minutes of the October 6, 2020 meeting as printed.

239 Miller Street – Replace portion of siding: Tom Lainhoff reported that he, Len Ferber, and Ryan Weaver attended a site visit with the owner, Clair Denlinger, to view the condition of the wooden siding at 239 Miller Street. It was noted that this was not a quorum of the Board and complied with the Sunshine Act. He noted that Mr. Denlinger did previously install the composite material on the rear of his house (that is not visible from the road) and that most people would not know the difference between that material and wood.

Tom Lainhoff stated that he asked the owner where it was deteriorated and he stated that he wouldn't know until the siding is removed. Tom Lainhoff read from the Secretary of the Interior's Standard for Rehabilitation Standard #6 which states in part that "Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match..." and stated that the standards do not address proactive work and that no damage was visible.

Tom Lainhoff, Len Ferber, and Ryan Weaver all stated that they viewed the side of the house that the owner wants to replace the wooden siding with the composite material and no deterioration is visible because the owner takes such good care of the house and there is no Standard that can be applied to allow the replacement. They all commended the owner for taking such good care of the property.

Len Ferber noted that there was an area where the wooden siding was replaced when the kitchen was remodeled to replace two windows with one window over the kitchen sink. Clair Denlinger stated that he believed the addition was put on in the 1920's and the kitchen window was remodeled in the 1950's.

Chris Lainhoff stated that the wooden siding still holding up is a good example of a historic material lasting a long time. He added that the product the applicant presented does look good, but it solves a problem that doesn't exist, and creates precedence for future applicants.

Clair Denlinger stated that he did have to replace underlayment and sheathing boards on the back of the house when he replaced that siding.

A motion was made by Chris Lainhoff, seconded by Lori Troiano and passed unanimously to recommend Borough Council deny the application of Clair and Barbara Denlinger, owners of 239 Miller Street, to replace the wooden siding on the West side rear addition of the house with the composite material presented because no deterioration of the existing wooden siding was visible on the site visit to justify the replacement, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

148 East Main Street – Replace vinyl windows with wooden windows: Jeremy Peifer, representing Radicle Investments at 148 East Main Street, was in attendance and reviewed his application to replace the vinyl windows with wooden windows. He submitted a quote with his application detailing the windows and the only change is that the measurements of the windows are 25.375 wide instead of the 29.375 window that was shown on his original submittal. He provided an updated copy of the quotation to be added to his application. He stated that there are ten windows that were originally replaced, seven on the West side and three on the East side. He stated that the three on the East side were originally vinyl and he is asking for permission to keep those three as vinyl. Mr. Peifer is hoping that with this application and replacing the windows with wooden windows that this will satisfy Borough Council's enforcement action from May 12, 2020.

Tom Lainhoff noted that the proposed windows have removable wooden grills and stated that the grills should be glued in place so they don't fall off.

A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to recommend Borough Council approve the application of Radicle Investments, owner of 148 East Main Street, to replace the seven vinyl windows with wooden windows on the West side as submitted and to glue the wooden grills in place and to maintain the three vinyl windows on the East side, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

109 Miller Street – Remove aluminum siding and 1) restore/repoint the brick on the original structure, and 2) install vinyl siding on the rear addition: Jesse and Esther McBride, owners of 109 Miller Street, were in attendance and reviewed their application to remove the aluminum siding to expose the brick, repair/repoint the brick as needed, and recover the back of the house with siding. It was noted that they have hail damage on their existing aluminum siding.

Tom Lainhoff stated that he wanted to warn them that they might find openings under the siding for two front doors and a window. Chris Lainhoff suggested that if they receive approval that they might want to start to remove the siding around the front door so if they do find the openings that they have time to review their options.

Chris Lainhoff noted that this is an insurance claim and stated that insurance companies and contractors have told other property owners that they cannot get the aluminum siding to replace it in-kind. He stated that it is possible to get aluminum siding and we have provided supplier information to other contractors. He added that he believes aluminum siding is more maintainable over time (vinyl shatters and cracks), and that the aluminum is a better product. He did state that vinyl siding has been approved as a replacement material for aluminum siding in the past and the addition where they are proposing to install the vinyl is far back from the road. Ryan Weaver stated that if they do use vinyl siding that they should make sure their contractor installs the laps of the vinyl siding so as to not be visible from the road.

Tom Lainhoff stated that most masonry buildings do not need to be completely repointed and just require spot repointing.

Chris Lainhoff reviewed the repointing permit process in that it involves 1) a HARB member site visit with the contractor and/or owners to agree on a pre-mixed sand and lime mortar (no Portland cement) and then 2) the contractor prepares a small sample area to demonstrate the removal and installation technique which is then reviewed by a HARB member.

A motion was made by Chris Lainhoff, seconded by Lori Troiano and passed unanimously to recommend Borough Council approve the application of Jesse and Esther McBride, owners of 109 Miller Street, to either 1) replace all of the siding on the main house and rear addition with either vinyl or aluminum to match the existing, or 2) replace the siding on the rear addition with either vinyl or aluminum to match the existing and expose the original brick walls on the main house and repair/spot repoint following the repointing permit process outlined in the HARB Ordinance, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

128 East Main Street – Take down/rebuild brick gable of the building and replace chimney: Andrew Nadu, contractor for 128 East Main Street, was in attendance and reviewed his application to take down and rebuild the West wall brick gable of the building and replace the chimney because the wall has a large bow/bulge in it from the weight from the design of the interior brick chimney. He is proposing to use a double-walled stainless liner on the inside of the wall and replace the chimney in the same location on the top of the building. Mr. Nadu stated that he is able to pull the bricks apart with his hands in the attic.

Chris Lainhoff stated that, following the normal procedure for a repointing permit, a site visit is necessary before the work begins and a preparation of a sample area and that that the interior stainless chimney liner is not visible from the roadway and not under HARB's jurisdiction.

Andrew Nadu stated that the homeowner asked if we would permit the use of Portland cement to save on the installation cost. Chris Lainhoff stated that since Mr. Nadu said he is able to pull the bricks apart with his hands in the attic that it is probably lime mortar but a site visit would be

necessary to be sure. Chris Lainhoff explained the dangers of utilizing Portland cement on parts of the same building that has lime mortar and the cracking that can occur because the Portland does not expand and move like lime mortar. Mr. Nadu stated that he advised the homeowner that he may need to use lime and sand mortar and will advise her of the information he received tonight.

A motion was made by Chris Lainhoff, seconded by Len Ferber and passed unanimously to recommend Borough Council approve the application of Andrew Nadu, contractor for 128 East Main Street, as submitted with the conditions that the chimney be relaid in the existing location with veneer and not stucco and, unless the site visit shows a different existing mortar, for the applicant to use sand and lime mortar and follow the repointing permit process outlined in the HARB Ordinance, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6.

11 East Main Street – Install handrail: Len Ferber, representing the owner of 11 East Main Street, was in attendance and reviewed his application to install a handrail at the entrance to match the other existing handrails on the building. He stated that the handrail is not required by Building Code but the tenant requested the handrail for safety reasons for her customers.

A motion was made by Chris Lainhoff, seconded by Lori Troiano and passed to recommend Borough Council approve the application of IOOF Lodge, owner of 11 East Main Street, as submitted to install a handrail to match the handrails on the other three front entrances on the same building, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Motion carried with members Tom Lainhoff, Troiano, Weaver and Chris Lainhoff casting assenting votes. Member Ferber abstained from voting because he was representing the applicant.

Other Business:

Len Ferber stated that because he is an adjoining property owner, he received a letter that the developer was planning to demolish the house at 1533 Village Road in Strasburg Township to build a development. He stated that is outside of the Borough but it is covered by Strasburg Township's Historic Resource Ordinance. He stated that Strasburg Township has meetings on November 9, 2020 and December 7, 2020 and encouraged members to attend.

PUBLIC COMMENT: None.

ADJOURNMENT: A motion was made by Len Ferber, seconded by Ryan Weaver and passed unanimously to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,

Christine D. Shipman
Administrative Assistant