

BEFORE

HISTORIC & ARCHITECTURAL REVIEW BOARD

In Re: Regular Meeting

- - - - -

TUESDAY, JULY 14, 2020

- - - - -

A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 7:03 p.m. on the day and date above set forth, before Tara Wilson, Professional Reporter and Notary Public in and for the Commonwealth of Pennsylvania.

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350 SOUTH MAIN STREET, SUITE 203
DOYLESTOWN, PENNSYLVANIA 18901

1 HARB MEMBERS:
 2 Enid McDonough
 3 Jeffrey Gada
 4 Keith Voss, Planning Commission Liaison
 5 Richard O'Brien, Keystone Municipal Services
 6
 7 Robert Wise, Historic Architectural
 8 Consultant
 9 JoAnn Connell, Borough
 10 Administrative Assistant
 11
 12 Peter Gray, Borough Manager
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1 MS. McDONOUGH: Okay. I'm calling this
 2 meeting to order. This is HARB, this is our
 3 first meeting in several months. We have a
 4 really long agenda. And I just want to make a
 5 couple comments to make sure we understand each
 6 other. I want to keep people here as short as
 7 possible, but still feel that they have had a
 8 chance to be heard. Obviously, no problem,
 9 everyone's wearing masks. I will ask that as you
 10 approach the mic, if you're going to touch the
 11 mic, use the hand sanitizer before you touch the
 12 mic, that would be a really courteous thing to
 13 do.

14 This is an open meeting, everyone in
 15 the public is welcome. They don't have to
 16 explain why they're here; but if you happen to be
 17 just in the room and you're not interested in the
 18 proceedings or you're just waiting for turn and
 19 you wait outside, that'd be a courtesy for
 20 everyone, but please understand, everyone is
 21 welcome, it is open. If we call an applicant and
 22 you don't answer, somebody will come get you
 23 outside. So don't worry about missing your turn
 24 because you're not here. The less people in
 25 here, the better, but, of course, it is an open

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1 meeting and everyone is welcome.
 2 So also in terms of safety, I see
 3 everyone is wearing a mask, that isn't a problem.
 4 I would ask that papers not be passed back and
 5 forth unless it's absolutely critical. We have
 6 all our applications here. The less interaction,
 7 the better and that is just for everybody's sake.
 8 I'd like to keep the presentations short without
 9 anyone feeling that they're not being heard. We
 10 have mostly sign applications, should take just a
 11 minute or two. Obviously, if there's complexity,
 12 you should take the time you need.
 13 Let's try to keep the subject matter
 14 relevant. We are the Historical Architecture
 15 Review Board, we have absolutely no say over or
 16 in accordance with zoning and we're not --
 17 there's no connection, so if there's a zoning
 18 issue, we can't resolve it for you.
 19 All right. Let's take attendance
 20 starting to my far left, please.
 21 MR. GADA: Jeffrey Gada.
 22 MR. O'BRIEN: Richard O'Brien. I'm
 23 with Keystone Municipal Services.
 24 MS. McDONOUGH: Enid McDonough, chair.
 25 MR. VOSS: Keith Voss, I'm liaison from

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1 the planning commission.
2 MR. WISE: And I'm Bob Wise, I'm a
3 historical architecture consultant.
4 MS. McDONOUGH: And I will ask with
5 respect, I'm extremely hard of hearing. Most of
6 my -- half of my hearing is reading people's
7 lips, which has gone out the window. So when you
8 talk, if you could speak loudly. I'm going to
9 ask you 20 times to repeat yourself and I
10 apologize in advance.
11 All right. So our first applicant is
12 274 South River Road. These are applicants for
13 signage, split rail, path and a guardrail. Is
14 anyone in the room for that application?
15 JENNIFER STARK: Good evening. My name
16 is Jennifer Stark. I work for Avison Young, I'm
17 the owner's rep, I'm also a historic architect,
18 and I'm missing my own HARB meeting in Lower
19 Makefield where I'm the chair. So I guess God
20 meant for me to be at a HARB meeting tonight.
21 So this first one is signage.
22 MS. McDONOUGH: Please directly into
23 the mic. I'm so sorry.
24 JENNIFER STARK: So the package. I
25 have three packages, which one are you looking at

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1 first?
2 MS. McDONOUGH: Up to you.
3 MS. CONNELL: Signage.
4 JENNIFER STARK: Building signage, exit
5 and entry signage?
6 MR. WISE: The large sign.
7 JENNIFER STARK: The large sign. Okay.
8 MS. CONNELL: Valet is a directional
9 sign, that doesn't have to really be here.
10 JENNIFER STARK: We did a -- we did a
11 mockup. We did a mockup of the building sign, so
12 you could see it. And this happens to be the
13 scale mockup.
14 MS. McDONOUGH: Oh, that's great.
15 JENNIFER STARK: So I thought I'd bring
16 it for you guys to see. I also have -- they're
17 two types of metal. The swoosh is kind of like a
18 pewter gray, it's not a pure black.
19 MS. McDONOUGH: Into the mic, please.
20 I'm so sorry. I know you're trying to do --
21 you're trying to do a presentation and you want
22 to make sure we see everything. I understand.
23 Again, you can take the mic with you, just use
24 the hand sanitizer.
25 JENNIFER STARK: I don't want to touch

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1 it. I don't want to, it's all right. The black
2 is for the letters. This slightly less black,
3 it's got a little shine to it, that's for the
4 swoosh. I don't know if you know the symbolism
5 the sim swoosh represents the river flow, it
6 represents the outline of a violin, so -- and
7 it's also open for further interpretation, but
8 it's basically an art piece.
9 MS. McDONOUGH: Basically a?
10 JENNIFER STARK: Art piece.
11 MS. CONNELL: May I have the samples,
12 Jennifer, is it?
13 MR. O'BRIEN: And that is 25.7 square
14 foot signage, correct?
15 JENNIFER STARK: Yes.
16 MS. CONNELL: May I ask a question?
17 How is the -- is there going to be any light
18 coming through that?
19 JENNIFER STARK: The letters and the
20 swoosh are back lit with LED.
21 MR. WISE: And the building background
22 for the wall is a red, like a dark red in that
23 location?
24 JENNIFER STARK: It's exactly that
25 color.

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1 MR. WISE: Oh, it is. Okay.
2 JENNIFER STARK: Okay.
3 MR. WISE: So currently it's a brighter
4 red, is it not?
5 JENNIFER STARK: No. This is the
6 HardiePlank color that's on the building.
7 MR. WISE: It is? Okay. Thank you.
8 And the letters and swoosh are not going to be
9 acrylic then, they're going to be metal, is that
10 -- did I hear that directly?
11 JENNIFER STARK: The swoosh is metal.
12 The letters -- I think the letters are black
13 acrylic.
14 MR. WISE: Okay.
15 JENNIFER STARK: And they're stem
16 mounted, so off the face of the building.
17 MS. CONNELL: There's an example of the
18 backlight on your pages, the valet will still be
19 -- there's another one somewhere here. There it
20 is.
21 MR. O'BRIEN: It's page 2 of the 11 by
22 17 copy.
23 MS. CONNELL: Yeah, it's right here.
24 MS. McDONOUGH: Anything else, JoAnn?
25 MS. CONNELL: No. Thank you.

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1 MS. McDONOUGH: Any other questions or
 2 comments starting with to the left?
 3 Jeff, anything?
 4 MR. GADA: No.
 5 MS. McDONOUGH: Anything?
 6 MR. O'BRIEN: No, ma'am.
 7 MS. McDONOUGH: I have no questions.
 8 MR. VOSS: I just have one of the image
 9 that I seen here. When I went to look at in
 10 person it looks like the sign is sort of a space
 11 where there is no texture on the wall and below
 12 it there's texture and above it, there's not.
 13 JENNIFER STARK: So there's board and
 14 batten on the building. We took the battens off
 15 because the sign company said that we would get a
 16 weird shadowy strobe effect if we tried to do the
 17 stem post mountings.
 18 MR. VOSS: And so it would be centered
 19 in the space that's out there?
 20 JENNIFER STARK: Yep.
 21 MR. VOSS: That's exactly what I was --
 22 MR. WISE: I think before you go to the
 23 vote, the other element is the third sign of
 24 this. This is really two signs that was
 25 presented to us and the third sign is --

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1 All right. Does anyone have any
 2 objection to voting on all four signs at once?
 3 Does anyone see the need to vote on them
 4 individually?
 5 Do I have a motion to approve the signs
 6 as presented to the board?
 7 MR. GADA: I do.
 8 MS. McDONOUGH: Second?
 9 MR. VOSS: Second.
 10 MS. McDONOUGH: All in favor of
 11 approving as presented?
 12 BOARD MEMBERS: Aye.
 13 MS. McDONOUGH: Any opposed?
 14 We will be recommending a certificate
 15 of appropriateness for your signs.
 16 JENNIFER STARK: Okay. Thank you.
 17 MS. McDONOUGH: You're welcome.
 18 Now, the application I believe is the
 19 fencing -- the split rail fencing and the path
 20 lighting, is that correct, JoAnn?
 21 MS. CONNELL: Yes.
 22 JENNIFER STARK: Yes. Just to walk you
 23 through the package really quickly, I put in a
 24 overall site plan so you can see the brick of
 25 that sidewalk where the split rail fence is

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1 MS. McDONOUGH: This is the valet and
 2 the --
 3 JENNIFER STARK: The valet sign on the
 4 pier, which is the south driveway that will be
 5 the main entrance.
 6 MS. McDONOUGH: I'm sorry?
 7 JENNIFER STARK: The south drive, it's
 8 at main entrance. We pull in, there's the valet
 9 on the brick pier.
 10 MS. McDONOUGH: Okay. So there's three
 11 signs, Bob?
 12 MR. WISE: Right.
 13 MS. McDONOUGH: Is everyone clear on
 14 what we're voting on? Is there any --
 15 MR. VOSS: Actually four signs.
 16 MS. McDONOUGH: Four signs, what's the
 17 fourth?
 18 MR. VOSS: Two on the building --
 19 MR. WISE: Well, but this is the first
 20 part --
 21 MR. VOSS: So two on the --
 22 MR. WISE: Correct.
 23 MS. McDONOUGH: Valet sign --
 24 MR. WISE: That being one and two.
 25 MS. McDONOUGH: Okay. Got it. Got it.

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1 proposed to go. It's going to be lined with low
 2 path lights so that it's safe. They're below --
 3 they're the same height, a little bit less, than
 4 the height of the guardrail, so they're very --
 5 they're not gonna be in your face, for lack of a
 6 better term. The split rail fence is going to be
 7 natural wood. DCNR has approved the split rail
 8 fence and I have a copy of that approval letter
 9 to submit to JoAnn.
 10 MS. McDONOUGH: What kind of -- what is
 11 it? I'm sorry if I missed it.
 12 JENNIFER STARK: It's just natural raw
 13 wood, just like the photograph.
 14 MR. O'BRIEN: The path lighting, what's
 15 the distance between lights?
 16 JENNIFER STARK: Ten feet.
 17 MR. GADA: And they're mounted to the
 18 posts?
 19 JENNIFER STARK: No. The path lighting
 20 is independent of the posts.
 21 MS. CONNELL: Can I ask a question? Is
 22 the lighting shooting down?
 23 JENNIFER STARK: Yes. You can see the
 24 photograph, there's -- that's a photo from the
 25 actual light man -- distributor and it's

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1 illuminated. You can see it's got a little
 2 shroud and it's pointing directly down.
 3 MS. CONNELL: Thank you.
 4 MR. VOSS: When you said in here the
 5 slot base, that just means the rectangular base
 6 doesn't show?
 7 JENNIFER STARK: Right.
 8 MR. VOSS: That's what I was thinking.
 9 Thank you.
 10 JENNIFER STARK: It's a very slender
 11 stem. And I have it in my trunk if you'd like to
 12 see it.
 13 MS. McDONOUGH: So that's -- anything
 14 else on the fence?
 15 MR. VOSS: Just one. So the other side
 16 is highway --
 17 JENNIFER STARK: Guardrail.
 18 MR. VOSS: And you have no control of
 19 that?
 20 JENNIFER STARK: Absolutely not. And
 21 they just put it out, it's brand new. It's a
 22 double construction with big thick rubber
 23 absorption pads between the two sets of rails,
 24 it's quite the edifice.
 25 MS. CONNELL: I'd like to ask Bob Wise

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1 And so I thought it was an appropriate
 2 design to, you know, to light that path
 3 (indiscernible), but I don't know the illuminants
 4 of the --
 5 MS. CONNELL: That's okay. Sounds
 6 good.
 7 MS. McDONOUGH: Anything else on the
 8 fence? Since it's in the application, do you
 9 want to discuss the lighting also?
 10 JENNIFER STARK: Which lighting?
 11 MS. McDONOUGH: Anything on the
 12 lighting? Anything else on that?
 13 JENNIFER STARK: No. I think that the
 14 foot path lighting is self-explanatory?
 15 MS. McDONOUGH: Any other questions on
 16 either the fencing or the lighting for this
 17 applicant?
 18 Bob, any more comments?
 19 MR. WISE: No.
 20 MS. McDONOUGH: Application is before
 21 us to approve fencing, which has been described
 22 by the applicant on -- running from 274 South
 23 River Road to 306-308 South River Road and
 24 lighting that would be installed along the path.
 25 Do I hear a motion to approve the

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1 a question, if I could? I'm going to ask Bob
 2 wise a question, if I could.
 3 MS. McDONOUGH: Yeah, go ahead.
 4 MS. CONNELL: Bob, do we have apply the
 5 candle light formula to something like this or
 6 no?
 7 MR. WISE: The candle light
 8 requirement?
 9 MS. CONNELL: Yeah, the brightness,
 10 that's what that measures.
 11 MR. WISE: I am not familiar with the
 12 candlelight provision.
 13 MS. CONNELL: Okay. It's probably not
 14 necessary.
 15 MR. WISE: When I looked at this, I
 16 thought the lighting, it was appropriate very
 17 inobtrusive -- unobtrusive and it was very low to
 18 the ground, two feet off the ground. So I think
 19 what you're going to see more than anything else
 20 is the split rail fence during the day. At
 21 night, obviously, you're going to see the light
 22 that's going be pointed down onto the path and
 23 not -- at least, I think it's --
 24 JENNIFER STARK: That's our intent.
 25 MR. WISE: Yeah.

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1 application as it has been presented?
 2 MR. VOSS: So moved.
 3 MS. McDONOUGH: Do I have a second?
 4 MR. GADA: Second.
 5 MS. McDONOUGH: All in favor of
 6 approving a fencing on the lighting application
 7 before the board, please say aye?
 8 BOARD MEMBERS: Aye.
 9 Any opposed?
 10 MS. McDONOUGH: We will be recommending
 11 a certificate of appropriateness for the lighting
 12 and the fencing as presented.
 13 JENNIFER STARK: Thank you.
 14 MS. McDONOUGH: Next application will
 15 be for the guardrail also at 274 South River
 16 Road.
 17 JENNIFER STARK: Correct. Also
 18 entry/exit signs.
 19 MS. McDONOUGH: I'm sorry.
 20 JENNIFER STARK: Entry/exit signs are
 21 in that packet too.
 22 Sorry, it's four months of COVID
 23 backlog.
 24 MS. McDONOUGH: Anything on the
 25 guardrail application?

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1 JENNIFER STARK: Yes. I can help you
2 with this. The guardrail is taller than the
3 current guardrail and this is because the Towpath
4 is right on the perimeter of both sides of this
5 parking lot. Ownership is very concerned about
6 public safety, DCNR agrees and right now if you
7 go to that property and look at the front of our
8 building there is a guardrail there that DCNR has
9 already heightened on their own, they did it
10 several years ago.

11 So we took that detail, simplified it
12 and presented it to DCNR and they agreed that
13 that was an appropriate response. So that's what
14 you're seeing right now. And our plan is to keep
15 it natural.

16 MS. McDONOUGH: Did DCNR request this
17 or was it is something you approached them?
18 Just curious.

19 JENNIFER STARK: We approached them on
20 it because we noticed they had heightened one of
21 their portions of guardrail and they thought it
22 was a good idea.

23 MS. McDONOUGH: Did they have thoughts
24 or comments on the design or anything, materials
25 or anything else about the guardrail?

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1 the zone that we're in, as far as characteristics
2 for the entire district. And I don't know if
3 recognize this particular style, but it is
4 actually a contemporary redline English
5 directional sign.

6 MR. GADA: Is there lighting on the
7 signage?

8 JENNIFER STARK: There will be a ground
9 light illuminating the sign, that's it, planting
10 and ground light.

11 MS. McDONOUGH: Anything else?
12 Questions, thoughts, comments?

13 MR. O'BRIEN: It's approp -- I think
14 it's appropriate to have the Riverhouse name on
15 the exit sign, 'cause it actually serves a dual
16 purpose for not only exiting, but delivery
17 entrance opposed to customer entrance.

18 MR. WISE: Yeah, if I can add to that.
19 Having just driven by there tonight, with the
20 traffic, it's not really a bad thing to give
21 direction to the people. So I may retract what I
22 had written before, you know, having not visited
23 the site. I don't think you want delivery trucks
24 to back up and down on a highway there. I mean,
25 otherwise, I had recommended that it would meet

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1 JENNIFER STARK: They just requested if
2 we wanted to stain it, they would give us the
3 colors that they approved, but we're going to
4 keep it natural.

5 MS. McDONOUGH: Okay. Any questions
6 regarding the guardrail?

7 MR. WISE: No. I thought it was an
8 appropriate use of the design and it's already
9 there, so it made sense to extend it and use the
10 material that's been suggested.

11 MS. McDONOUGH: Any other questions?

12 MR. VOSS: I didn't have a question
13 about it, but the signage coming in and out. You
14 may have actually mentioned it. I was wondering
15 about the instructional use of having the name
16 Riverhouse on the exit as well. It just seemed
17 like instructionally, you definitely you want to
18 have the entrance sign, I just didn't know if a
19 simple exit by itself might be more appropriate.

20 JENNIFER STARK: The other entrance on
21 the north end is for deliveries for enter and
22 it's also for patrons to exit and deliveries to
23 exit. So it's a little complicated. And we
24 wanted to something that was distinctive, in
25 character with the building, also respectful of

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1 the design guidelines, especially the location
2 it's at and that it's, you know, in front of the
3 new building.

4 MS. McDONOUGH: Any other questions,
5 comments? Okay.

6 So do I have a motion to approve the
7 signage and guardrail application for 274 South
8 River Road? Can I hear a motion to approve the
9 application as presented by the applicant?

10 MR. O'BRIEN: So moved.

11 MR. GADA: Second.

12 MS. McDONOUGH: All in favor, aye?

13 BOARD MEMBERS: Aye.

14 MS. McDONOUGH: Any opposed?

15 We are also going to be recommending a
16 certificate of appropriateness for the guardrail
17 and the signage.

18 JENNIFER STARK: Thank you very much.
19 Have a nice evening.

20 MS. McDONOUGH: Next application is 328
21 South River Road, screening for the installation
22 of a conduit.

23 TRAVIS HUTCHINSON: Good evening. My
24 name is Travis Hutchinson from Zavetta Custom
25 Homes, here on behalf of the Gateway Group and

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1 specifically their building located at 328 South
2 River Road.

3 MS. McDONOUGH: A little louder,
4 please. I'm sorry.

5 TRAVIS HUTCHINSON: So we had
6 previously been in front of you to request the
7 approval of the application for the emergency
8 generator. And during that presentation, I
9 represented that we already run a gas line to
10 feed this natural propane fire generator. Mr.
11 Lupinetti correctly pointed out that the gas line
12 was not in, so he wanted me to come here and
13 clarify for the board that, you know -- that we
14 did need to run a gas line from the existing
15 surface, which already is located on the front
16 facade near the corner.

17 MS. McDONOUGH: I appreciate you coming
18 down for that.

19 TRAVIS HUTCHINSON: Absolutely, yep.

20 MS. McDONOUGH: Is what you're showing
21 us is essentially what's in our packet?

22 TRAVIS HUTCHINSON: Exactly. It's the
23 same thing. So again, the gas service comes up
24 in this corner located here on the north side, up
25 street side if you will, and our proposal is to

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1 it.

2 MS. CONNELL: Can I ask one question?

3 MS. McDONOUGH: Sure.

4 MS. CONNELL: Is it PVC pipe?

5 TRAVIS HUTCHINSON: It's hard metal
6 pipe actually.

7 MS. CONNELL: Thank you. Okay. Thank
8 you.

9 MS. McDONOUGH: Questions on my left?

10 MR. O'BRIEN: No, ma'am

11 MS. McDONOUGH: Observations, questions
12 comments?

13 MR. VOSS: I just wanted to clarify.
14 So it does cut through that first strip of black
15 that you'll see, several seconds from the --

16 TRAVIS HUTCHINSON: Exactly. It
17 extends from right back here and continues up the
18 building, so it'll cross over that just as the
19 downspout does, cross over that second trim piece
20 there. And that's where it will penetrate. I
21 just want to get right above the roof and parapet
22 wall intersection there just to insure we've got
23 appropriate waterproofing; but that's what want
24 to try to make the penetration as early as
25 practical into the parapet wall.

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1 connect into that gas line to extend it up
2 following the corner, following the existing
3 downspout. And then located on top of the
4 building, as I'm sure you recall, is a parapet
5 wall. It's concrete block with a stucco facade.
6 So we would be going through that parapet wall
7 with the line and then back down to feed the
8 generator, not over top of it. So again, we're
9 going to be using -- this is literally the pipe
10 that we're using, it's a two inch --

11 MS. McDONOUGH: Is that the color of
12 what would be seen from -- the public will see?

13 TRAVIS HUTCHINSON: Yep. That matches
14 the existing downspout and the trim that's on the
15 building, the trim color that's on the building.

16 MS. McDONOUGH: Okay.

17 TRAVIS HUTCHINSON: So we felt it most
18 appropriate to use this color.

19 MS. McDONOUGH: So everything we see in
20 this picture will actually be the color of the
21 trim?

22 TRAVIS HUTCHINSON: Exactly. Exactly,
23 correct. So that's it. I know it's a simple
24 request, but nevertheless, we wanted to make sure
25 that we were a percent correct. So that would be

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1 MR. WISE: Is that a simple drill
2 through the masonry?

3 TRAVIS HUTCHINSON: It is. It is that
4 simple. We're gonna go and again and apply some
5 waterproofing around the penetration on the
6 inside, so we had actually brought that roofing
7 then right up the parapet wall almost to the
8 inside top so that we had the maximum protection
9 for snow and heavy storm events. So we'll
10 penetrate that membrane, but then seal back into
11 it.

12 MR. WISE: And will you drill from the
13 outside to the inside of the parapet, would that
14 be the thought?

15 TRAVIS HUTCHINSON: Yeah, that was --

16 MR. WISE: If something breaks out on
17 the building.

18 TRAVIS HUTCHINSON: Right, exactly.
19 That is the thought. I'm hoping that we can
20 cordial through and keep a nice clean wall.
21 That's what I'm expecting.

22 MR. WISE: As you can see in this
23 picture, it really doesn't -- I think it does
24 very little to the facade of the building, it's
25 tucked in there. There's already a line going up

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1 -- and well, the gutter, this is smaller. It's
 2 really a wonder gutter system, it's great how it
 3 (indiscernible) for the parapets and I don't
 4 think it really competes with that, doesn't
 5 compete with the collected up top. So I mean, it
 6 does go around it, but I didn't see any issues
 7 with this application. It's something I didn't
 8 want to see. I wanted to know how it was gonna
 9 go up over.
 10 TRAVIS HUTCHINSON: Good question,
 11 absolutely.
 12 MS. McDONOUGH: Anything else, Bob?
 13 MR. WISE: No.
 14 MS. McDONOUGH: Anything else from the
 15 board?
 16 I should have asked in previous
 17 applications if the public has any comments,
 18 you're obviously, welcome to step up and make
 19 them.
 20 Do I hear a motion to approve the
 21 application as presented?
 22 MR. O'BRIEN: So moved.
 23 MS. McDONOUGH: Second.
 24 MR. GADA: Second.
 25 MS. McDONOUGH: All in favor, aye?

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1 there specifically. So it's their cemetery and I
 2 figured that's one of things they wanted me to
 3 do. And I have already called the 811 number for
 4 -- to see if there's gonna be any pipe lines or
 5 sewage lines or electrical lines that are gonna
 6 be in way. So I'm waiting to hear back from
 7 them.
 8 MS. McDONOUGH: Now, this is just
 9 really visible from the parking lot, essentially.
 10 Where would the public be able to see this fence.
 11 GEORGE PRENTZICK: They'll be able to
 12 see it if they go in the cemetery, it's not a
 13 very high fence, just split rail wood. We have
 14 them in the area.
 15 MR. WISE: You might see if from the
 16 end of parking lot in wintertime maybe, but it's
 17 a restricted view for sure.
 18 MR. VOSS: What was the height?
 19 GEORGE PRENTZICK: Pardon?
 20 MR. VOSS: What's the height?
 21 GEORGE PRENTZICK: It's gonna be about
 22 four feet when we put it in.
 23 MR. WISE: It says the posts are 58
 24 inches high here.
 25 MS. CONNELL: May I ask a question?

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1 BOARD MEMBERS: Aye.
 2 MS. McDONOUGH: Any opposed?
 3 We will be recommending a certificate
 4 of appropriateness.
 5 TRAVIS HUTCHINSON: Thank you very much
 6 for your time. I appreciate it.
 7 MS. McDONOUGH: Thanks for coming down
 8 for that, I appreciate it.
 9 Application of 111 New Street for the
 10 for a fence. Is anyone in the room for this now?
 11 Thank you, step on up. Name and
 12 address for the record please.
 13 GEORGE PRENTZICK (phonetic): I'm
 14 George Prentzick. I'm a resident of the New Hope
 15 and this is for my Eagle Scout project. So my
 16 plan is essentially putting a fence right in the
 17 cemetery.
 18 MS. McDONOUGH: A little louder please.
 19 I'm so sorry.
 20 GEORGE PRENTZICK: My plan is to put a
 21 fence in the cemetery right over there, right
 22 across where it cuts off down to the ravine. I'm
 23 doing for the church. I decided to do my project
 24 there because I've been going there for a long
 25 time and I thought it'd be good to give back

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1 MS. McDONOUGH: Will it be stained or
 2 is it going to be natural?
 3 GEORGE PRENTZICK: Keep it natural,
 4 yeah.
 5 MS. CONNELL: Okay. Thank you.
 6 MS. McDONOUGH: Will it have some sort
 7 of finish so it doesn't deteriorate?
 8 GEORGE PRENTZICK: It's already
 9 pressure treated.
 10 MS. McDONOUGH: Just to make sure it's
 11 protect from the water or are you gonna leave it
 12 to weather?
 13 GEORGE PRENTZICK: No, it'll be fine,
 14 it's already pressure treated wood, so there's no
 15 issue with that.
 16 MS. McDONOUGH: Questions, comments?
 17 MR. GADA: One question. The actual
 18 material itself is being repurposed from an Eagle
 19 Scout project?
 20 GEORGE PRENTZICK: Pardon?
 21 MR. GADA: Where is the material coming
 22 from?
 23 GEORGE PRENTZICK: So we it was at the
 24 church originally in the back where the
 25 playground is and they didn't need it there

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1 anymore, so we just took it out and it's waiting
 2 to be approved.
 3 MR. GADA: Very good.
 4 MS. McDONOUGH: Anything else?
 5 MR. WISE: I thought the application
 6 was very good, and as an Eagle Scout, good luck.
 7 GEORGE PRENTZICK: Thank you, sir.
 8 MS. McDONOUGH: Any comments from the
 9 public or questions?
 10 Do I hear a motion to accept the
 11 application for the installation of the fence as
 12 presented by the applicant?
 13 MR. VOSS: So moved.
 14 MS. McDONOUGH: Second?
 15 MR. GADA: Second.
 16 MS. McDONOUGH: All in favor, aye?
 17 BOARD MEMBERS: Aye.
 18 MS. McDONOUGH: Any opposed?
 19 We will be recommending a certificate
 20 of approval.
 21 GEORGE PRENTZICK: Thank you, ma'am.
 22 Thank you, guys.
 23 MS. CONNELL: Give me a call in the
 24 morning or have your church call me or your
 25 father because we have to discuss the zoning

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1 questions?
 2 MS. McDONOUGH: I'm sorry?
 3 GLEN STEPHAN: Do I run through the
 4 review letter to be able to comment through some
 5 of the comments that were sent back to us.
 6 MR. GADA: I think that would be
 7 important, yes.
 8 GLEN STEPHAN: I'm going to run down
 9 the letter. I guess my question going through is
 10 just on the somewhat the definition of what the
 11 comment was to concept plans for an addition to
 12 install a highly modified historic building. I
 13 didn't know what the historic definition of that
 14 in that sentence meant. The owner believes that
 15 house was just a building and a barn way back,
 16 it's about 200 years old. It's been a house for
 17 a long time, so I didn't know what the status of
 18 the start of -- when it came to that context.
 19 MR. WISE: It's just I believe it's one
 20 of the historic buildings within the historic
 21 district and that's what brought it to our
 22 attention, just like any other building that's
 23 reviewed. As far as the highly modified, it's
 24 just appeared to me that those large windows,
 25 they probably were not the original windows on

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1 permits.
 2 GEORGE PRENTZICK: Okay. Thank you.
 3 MS. McDONOUGH: All right. The next
 4 application is concept review only, which means
 5 we're here for just to give recommendations,
 6 suggestions. We will not be voting on this. It
 7 is 73 West Mechanic Street and it's for a
 8 one-story addition.
 9 Name for the record, sir.
 10 GLEN STEPHAN: Glen Stephan, Stephan
 11 Design. Does this mic work on the table here,
 12 just to sit at the table and talk here?
 13 MS. McDONOUGH: Yes.
 14 GLEN STEPHAN: I'm here on behalf of my
 15 clients Carolee and Tony sitting behind us. This
 16 was a concept presentation a long time ago.
 17 Since that time, we've actually received zoning
 18 approval for the plan that you see in front of
 19 us. We also went to Shade Tree Commission for
 20 approval to remove the tree there. So what you
 21 have as the drawings are what we are planning to
 22 do, based on those approvals. I don't know if I
 23 --
 24 Do I run through your design letter to
 25 kind of comment on those as a summary to your

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1 that building in design, as well as the pent roof
 2 probably did not quite look like that.
 3 Originally, this trim. I mean, there's been
 4 changes to that building, I have no idea how old
 5 the changes are. I'm assuming, as well as the
 6 board and batten, it probably didn't look like
 7 that on the original building.
 8 GLEN STEPHAN: It's actually, if you
 9 look underneath, it's an asphalt roof shingle
 10 that's on the sides --
 11 MS. McDONOUGH: Can you step back from
 12 the mic just slightly because it's echoing. You
 13 can't me happy, I realize that.
 14 GLEN STEPHAN: Okay. And I see your
 15 overall recommendation it says it seems to be
 16 appropriate as we do. Going to page 2, consider
 17 shifting the addition to the rear. The property
 18 is quite developed in the back with the landscape
 19 and hardscape on the property, including a pool
 20 and patio in the trellis area. That really --
 21 two parts of this makes no sense to destroy that,
 22 that's been there for a long time.
 23 MS. McDONOUGH: That's not visible to
 24 the public, right?
 25 GLEN STEPHAN: Correct, correct. And

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1 most of the addition will be back here too.
 2 MS. McDONOUGH: That's not our concern,
 3 because we can't see it.
 4 MR. WISE: Oh, he's just saying we
 5 can't move the addition here.
 6 MS. McDONOUGH: He doesn't want to
 7 destroy that.
 8 GLEN STEPHAN: Yeah, the addition will
 9 be back here, which won't be seen either. The
 10 bulk of the addition can't be seen because it's
 11 located back here.
 12 MS. McDONOUGH: I mean, part of the
 13 concern is that -- I have a lot of concerns with
 14 this concept and the problem is -- since you
 15 brought it up, one of the concerns, and I
 16 understand, he's not asking to review that, he's
 17 pointing out why the addition isn't there. It's
 18 over here. And if you look at the guidelines,
 19 that would be really -- should be -- it's
 20 standing out, it's overshadowing the original
 21 building. So I do have a lot of concerns with
 22 the concept and I understand very well why they
 23 don't want to put a bedroom over a swimming pool,
 24 but --
 25 GLEN STEPHAN: And the second part of

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1 historic building. Can you, I mean, tell me
 2 where you feel comfortable about this fitting in
 3 the guidelines? I feel like many of the sections
 4 in 6.1 for this type of addition aren't really
 5 being honored by this design.
 6 GLEN STEPHAN: I've been here for along
 7 time in town, and most of the people in this town
 8 you got some quirkiness and inconsistency of the
 9 buildings around this town to keep that building
 10 looking intact from the front on three sides
 11 coming down the street, I think is number one
 12 more important; and number two there is a
 13 definite tangible reason why it's not going in
 14 back there. To put a cyclops of a building on
 15 the rear of this building going that long, I
 16 don't think that's historically correct either.
 17 I think there's definitely some (indiscernible)
 18 to do all this and if we look at so many
 19 buildings in town --
 20 MS. McDONOUGH: I'd rather not compare
 21 to other buildings, if that's okay, except to the
 22 degree that if you feel that it's -- if you can
 23 point out buildings where that sort of side
 24 addition is architecturally consistent with
 25 buildings like that. But I mean, how do you

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1 that comment, as I was continuing, was because of
 2 the nature of that building and the structure of
 3 it, we didn't really want to dig or attach or do
 4 anything to that building, leave this additional
 5 structure, which I feel back in time would not
 6 have been plopped on the back of this thing, but
 7 somewhat attached gently, delicately to this
 8 building. So our only connection to this
 9 building is through an existing window off that
 10 back, so very limited interruption to the
 11 building to the foundation, to this historic
 12 building.
 13 MS. McDONOUGH: Glen, how do you feel,
 14 I mean, the building is quite prominent, the
 15 addition's quite prominent, it isn't in line with
 16 the setbacks in that area. There are -- height
 17 is an issue.
 18 GLEN STEPHAN: Height's not an issue.
 19 MS. McDONOUGH: The height's not an
 20 issue?
 21 GLEN STEPHAN: No.
 22 MS. McDONOUGH: Actually it's not the
 23 height, it seems to be lower than the other
 24 building, I did misspeak. It certainly
 25 overshadows the other building, it being the

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1 explore -- and also putting up that parking area,
 2 it's some visual issues and perhaps structural
 3 ones. Have you played with different designs? I
 4 understand the challenge in the backyard. Is
 5 there an alternative you've considered where it
 6 isn't quite so prominent, where you don't put the
 7 parking? I think it's Section 8.2 --
 8 GLEN STEPHAN: No, I didn't --
 9 MS. McDONOUGH: Have you and your
 10 client discussed.
 11 GLEN STEPHAN: There is -- there's no
 12 option for parking. If you look at across the
 13 street and I got pictures of every other parking
 14 area, they're all demonstrated as a parking area
 15 in front directly across the street. Three
 16 houses down, I know you have pictures of that
 17 just to show that we're consistent with the rest
 18 of the parking in town, in terms of historic
 19 nature of parking, making a parking spot, that is
 20 the nature in New Hope that there is limited
 21 parking and people carve out spots for their
 22 parking. There is no choice for the parking
 23 area. They have a right to do it, they've been
 24 approved for the right to do it.
 25 The right side is -- the right side is

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1 the corner lot to Village 2, so that's, you know.
 2 So the parking spot isn't really a question,
 3 there's no other spot to do it. They have a
 4 right as a property owner to put a parking area
 5 there and they've been approved for it.
 6 In terms of the addition, as
 7 designwise, you know, putting this long thing
 8 across the back isn't really an option here.
 9 They're not in any way to discuss any other
 10 options, they're using the side yard to gently
 11 tie it to the building. And then they get --
 12 they're only asking for one story, it's a 520
 13 square foot house now and what they're gonna get
 14 from this is, you know, a basically dining room,
 15 den and bedroom and bathroom. They're not
 16 looking to do storage and looking to stay, you
 17 know -- that fence along the side will hide
 18 two-thirds or more of the addition. And to me,
 19 other than seeing three side of the existing
 20 building, I disagree with the historic nature or
 21 guideline what could be done with this property.
 22 MR. WISE: Could I mention something
 23 here?
 24 MS. McDONOUGH: One second. I'm sorry.
 25 I -- it's hard for me, because I really feel like

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1 MR. GADA: And to access to get to the
 2 living space, that's a stairwell to the end of
 3 the corner?
 4 GLEN STEPHAN: No, it's all ground
 5 level, same level as the first floor of that
 6 building, which is, you know, there's a small
 7 basement area that's underneath there. One quick
 8 comment on the car space, the car space is set
 9 back quite a distance from the house enough to
 10 not disturb the foundation of this building.
 11 Again, that is a big point of this whole project,
 12 but that first level is roughly probably at that
 13 lower roof line. The windows if you're looking
 14 at the front of the building is obviously off the
 15 full line, so the first floor is basically
 16 probably a foot higher than the bottom of that
 17 fence and matches the first floor. So, you know,
 18 we're pretty much at the grade for our first
 19 floor height.
 20 MR. O'BRIEN: Now, the only connection
 21 to the existing building is gonna be to the rear,
 22 is that correct, on the small addition that
 23 you're putting on the right side? In the right
 24 side elevation of the picture, there's a small
 25 addition to the rear of the existing building?

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1 this is not subordinate to the original building,
 2 I feel like it overwhelms it. I feel the setback
 3 -- and I understand the challenge, but I can only
 4 consider -- we as a board, obviously, I'm just
 5 one of several, can't really consider anything
 6 other than the effect it will have on the
 7 original building, on the entirety at the of the
 8 neighbor and I have some real concerns about
 9 this. I'm -- somebody else.
 10 Jeff?
 11 MR. GADA: I think the left side of the
 12 structure is going to be covered by a fence. The
 13 fence that runs along the backside of the parking
 14 lot, right, this would be the side view and the
 15 left view. So there is going to be some coverage
 16 there. The facade however, we see the two
 17 vehicles parked below it, the finished wall was
 18 it, field stone, does it mirror what's in the
 19 front too?
 20 GLEN STEPHAN: Yeah, it'll mimic the
 21 same stone that's in the building both in the
 22 design workmanship.
 23 MR. O'BRIEN: So it's not gonna be just
 24 an EP Henry retaining wall?
 25 GLEN STEPHAN: No, not at all.

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1 GLEN STEPHAN: Green correct.
 2 MR. O'BRIEN: So you're gonna walk from
 3 the existing building into that built addition
 4 and then in essence make a left and go into the
 5 main new building.
 6 GLEN STEPHAN: Correct. There's a
 7 window at that point, if you count the opening
 8 into the building, that's the only really point
 9 of attachment to the existing building.
 10 MR. O'BRIEN: So from the front
 11 elevation and looks like the left side, it will
 12 almost look like it's not even attached to the
 13 existing building, correct?
 14 GLEN STEPHAN: Correct. I mean, that
 15 was one of the points in the beginning to not
 16 touch this building as much as probably to remain
 17 -- have this building looking the same as it has
 18 for 200 years and continue that in the back off
 19 the side.
 20 MR. VOSS: I guess that's going to just
 21 disagree with what I'm about to suggest.
 22 MS. McDONOUGH: A little louder,
 23 please. I'm sorry.
 24 MR. VOSS: I was thinking that if we
 25 wanted to leave that rear piece on, I guess I was

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1 wondering the possibility of turning this
 2 addition sideways so that in view from the
 3 street, we see essentially the same amount of
 4 growth, you know, roughly doubling the frontage
 5 view from farther down the street so off angle,
 6 you would then see a smaller building and it
 7 would seem like it's from each perspective you
 8 look at this from whether we come down the hill,
 9 whether we're in the street or whether we're in
 10 the parking lot, we can see a smaller addition to
 11 this building. Similar to the front it would
 12 like you roughly doubled it, from the side
 13 parking lot, it would like roughly doubled it.
 14 From the -- coming down the hill, it looked like
 15 you roughly doubled. It seems to me if you fall
 16 a little more closely to the guidelines, which is
 17 that the street view should not grow by more than
 18 two-thirds. And it seems like if you were to
 19 turn it sideways, you know, you grow by say, a
 20 hundred percent in each view direction. I mean,
 21 it's a little awkward I suppose because you got a
 22 street view on two sides, but I just wondered if
 23 that had been considered. It would lay on top of
 24 the pool, of course.
 25 GLEN STEPHAN: Yeah, the uniqueness of

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1 Do you want to --
 2 MR. WISE: Yeah, let me differ with you
 3 somewhat on that. The concept of extending the
 4 house towards the parking lot with parking
 5 underneath would be troubling to me. It would
 6 have to double the size at least to accommodate
 7 the cars if you did that. I understand, you
 8 know, obviously the wish is to save your backyard
 9 and the pool and I like courtyard effect that
 10 you're doing. I guess there's two main problems
 11 with this.
 12 Let's start with the parking lot. I
 13 feel like you're literally building walls around
 14 the parking lot and it's really dissimilar to
 15 what you see elsewhere in the district. You see
 16 these two walls coming down, sheer walls coming
 17 down and cars way down in there. It's also like
 18 taking a chunk out of the district and putting
 19 the cars in there.
 20 GLEN STEPHAN: Let me clarify that.
 21 MS. McDONOUGH: Let him finish, please.
 22 MR. WISE: Obviously, you'd have to
 23 level the ground and, you know, you'd have to cut
 24 it out, put the cars in and my thought on this
 25 I'm glad there's field stone there, I'm glad

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1 the history of this property history is, you
 2 know, history to, you know, a pool in the
 3 backyard that's been there for 60 plus years and
 4 to destroy that historic nature of this yard just
 5 seems, you know -- doesn't seem to make sense
 6 either, you're destroying history in the back to
 7 pop a building in the back.
 8 MS. McDONOUGH: It's not a trade off.
 9 I personally -- no, in my role here, I can't
 10 consider a trade-off, I mean, which is a bigger
 11 tragedy or which is the harder thing to swallow.
 12 Right now what's back there is the reason that
 13 this design was presented to us isn't something
 14 we can consider. It's our mission to only
 15 consider what is presented in light of the
 16 guidelines. And there's, you know, there are
 17 challenges here.
 18 And I know that Bob made some
 19 suggestions on (indiscernible) make it better,
 20 narrower. I mean, we can't -- you don't want to
 21 move it, you don't to narrow it. Right now I
 22 have concerns with it as it is fully
 23 understanding the reasons why, but I'm not
 24 comfortable with the concept as presented right
 25 now.

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1 you're going to try to match the stone facing of
 2 the building, I think that helps. My one thought
 3 here would be to make that stone wall a little
 4 bit less so prominent, 'cause not only do you
 5 have the stone wall, then you have the house
 6 rising above it. It's creating a very big mass
 7 right there.
 8 The one thought I had maybe is, if you
 9 could push the new house back a few feet so that
 10 you could reduce the severity of that wall, maybe
 11 step it out, maybe put some shrubbery or
 12 something just to break up that mass, that would
 13 be my thought. I don't know whether you could
 14 push the house back and make it shorter, but
 15 something to leave that wall that you're building
 16 would be a question that I would have.
 17 And then if I could just continue now
 18 that we're on the house, I appreciate how you're
 19 connecting the house from the back through the
 20 window, you know, removing very little of the
 21 existing historic fabric to make that connection
 22 work and it will invisible, you won't see it --
 23 well, not invisible, you won't see from the
 24 public right-of-way, which is what we deal with.
 25 We only can deal with what's from the public

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1 right-of-way -- what HARB can deal with that.
 2 So if the house could be pushed up like
 3 I guess that's south, I guess, a little bit and
 4 then to leave that wall. And then I look at the
 5 new building itself and I'm troubled by a number
 6 of things. One, the stucco, I think it's -- I
 7 think some other material or some combination of
 8 material that even HARB comes back on the other
 9 buildings in the district, I know there's some
 10 stucco and the historic building itself what
 11 could be done to tie those design features
 12 together, number one.
 13 Number two, I look at the roof and I --
 14 I understand you're trying to make it shorter or,
 15 you know, reduce the height of the crest of
 16 historic buildings, which I appreciate, but I
 17 believe -- I would recommend that you look at the
 18 angle of the roof and try to match it, make it a
 19 little bit more of an angle, so it's not so
 20 flattened, 'cause to me, it looks like your --
 21 the overall sort of design of your house, from
 22 this angle, not the back, but from this angle is
 23 -- it's really more of an almost a ranch type of
 24 addition, which is not appropriate for what you
 25 see primarily in the historic district.

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1 MR. O'BRIEN: HardiePlank siding and
 2 matching the roof pitches can go a long way as
 3 far as --
 4 GLEN STEPHAN: I think my client's
 5 wanted to actually wanted to match the stucco
 6 that's on the back of the house and continue --
 7 continue that stucco that's on the back of the
 8 house. There is no clapboard siding or anything
 9 like that, so they wanted to match what's on the
 10 building to continue on that building.
 11 MR. O'BRIEN: Okay. There's not a
 12 picture of the back siding of the stucco, that's
 13 all.
 14 MR. WISE: Yeah, up on top. The upper
 15 picture is, I believe, stucco. Is that what
 16 you're referring to?
 17 MR. O'BRIEN: I'm looking at the front,
 18 it looks like there's wood siding --
 19 MR. WISE: Oh, the old building, I'm
 20 sorry.
 21 MR. O'BRIEN: Yeah, there's no stucco
 22 on the back of the original building, correct?
 23 GLEN STEPHAN: Yeah, the back bump-out
 24 -- the addition on here is stucco.
 25 MR. O'BRIEN: The addition, right.

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1 So I would look at the roof shape,
 2 maybe -- maybe bring that angle out a little bit
 3 and look at breaking up the stucco treatment.
 4 And then the windows are quite large and again, I
 5 don't think they are appropriate with what you
 6 find in historic building. I know this isn't
 7 historic, but historically within the district, I
 8 would work on those windows as openings to try to
 9 reduce them. These are -- you know, these are
 10 design features that -- except for moving the
 11 building -- I think these are design features
 12 that would -- could be easily incorporated into
 13 the structure and make it more appropriate to the
 14 historic district, to the street and to the
 15 historic building to which it's attached. And
 16 you know, again, as far as the streetscape and
 17 the -- I think they call it walls of continuity
 18 where this parking lot, a fair amount's going to
 19 break out that wall of continuity, I think some
 20 more design needs to go into that to relieve
 21 that, you know, that mass of a wall. I'm done.
 22 MR. O'BRIEN: Yeah, I like your
 23 recommendation to stucco, the HardiePlank siding
 24 can go along way in matching the roof.
 25 MS. McDONOUGH: I'm sorry?

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1 GLEN STEPHAN: Yeah, yeah.
 2 MR. O'BRIEN: When you said the back of
 3 the building, I thought you meant the back of the
 4 existing building.
 5 GLEN STEPHAN: The back of the existing
 6 building is stucco.
 7 MR. O'BRIEN: That's going to be the
 8 new bump-out.
 9 MR. GADA: That's bump-out's --
 10 GLEN STEPHAN: No, the bump-out's
 11 there. That's the bump-out where the window is
 12 going to go to the building. We're just
 13 continuing that stucco finish on the building.
 14 MR. WISE: I think with some of these
 15 recommendations or thoughts, you know, the
 16 historic building will still maintain it's, you
 17 know, primary -- the historic building will
 18 continue to be the primary view along the street.
 19 Hopefully it be lessened erected by the parking
 20 lot and then the newer building, I think could be
 21 more fitting, again, with the historic district
 22 and the historic building on the street. That's
 23 really what my aim was when I saw this and
 24 reviewed it again in preparation for this meeting
 25 that there's design elements of this new addition

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1 that could be incorporated to, again, relieve
 2 that pressure, if you will. And it goes with the
 3 openings, it goes with the gable of the roof and
 4 the material, all these things I think need to be
 5 incorporated into this building differently.
 6 GLEN STEPHAN: I think we're good with
 7 some of those recommendations for sure. We're
 8 still having a hard time moving this thing and
 9 I'm not sure what -- how we can come to agreement
 10 on that and what the process is.
 11 MS. CONNELL: You can come again if you
 12 want to have another concept review, but the
 13 board can't vote on this.
 14 GLEN STEPHAN: No, no, I know. I
 15 understand that, but if they're telling me I
 16 can't build it, you know, in the location that
 17 it's at, I'm just trying to figure out how to
 18 mediate that and what are my options because,
 19 again, even partially moving it over to deconstruct
 20 the back, in terms of just tying into the
 21 building just, you know, to me, that's a horribly
 22 historic attachment of an addition, so --
 23 MR. WISE: Well, I don't -- I'm not --
 24 if you pushed it back, I'm not saying 30 feet up
 25 the hill.

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1 Ney's Alley. I mean, if someone came in
 2 presented Ney Alley, you know, you'd laugh at
 3 them, but -- so I just want to find what my best
 4 action is to continue this conversation on the
 5 placement of this addition. Again, I'm somewhat
 6 in agreement to break up the wall part of it, but
 7 I'm gonna be at a stand still of moving the whole
 8 thing over, is that something I need to present
 9 to council? Where do I go from here? I don't
 10 know if you're gonna tell me no, we're not going
 11 to accept your plans if --
 12 MS. McDONOUGH: Well, we can't -- it
 13 doesn't go to council. Right now, you know,
 14 where challenges are, some suggestions have been
 15 made, that's between you and your client. Right
 16 now this can't go anywhere because we haven't
 17 voted, yes or no. This is just the discussion.
 18 You have to come back to us. You could come back
 19 with the same plan, you can come back to us with
 20 a different plan. You can come back to us for
 21 another concept review. You can come back to us
 22 with a formal application, but this is the next
 23 step.
 24 GLEN STEPHAN: Just seems like a whole
 25 lot wasted time coming back with the same, if you

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1 GLEN STEPHAN: No, no.
 2 MR. WISE: Something that can work.
 3 GLEN STEPHAN: That I can understand.
 4 I understand the back part of it.
 5 MS. McDONOUGH: One at a time, please.
 6 GLEN STEPHAN: And breaking up the --
 7 that wall, moving it over behind the house, a
 8 portion behind the house, I mean, that's going to
 9 tough to do just the nature of disrupting and
 10 making this historic house an abomination on the
 11 back.
 12 MS. McDONOUGH: I understand this
 13 presents challenges.
 14 GLEN STEPHAN: I think there's a
 15 historic nature to adding something like this and
 16 this is -- all historical buildings are just old
 17 buildings, you know, have their nature because
 18 they were built at a time when they were meant as
 19 a barn or a back building, so, you know, I have a
 20 hard time applying historic guidelines to
 21 buildings that weren't meant -- wasn't meant as a
 22 house and property wasn't meant as a yard.
 23 And, you know, for me, you know, that's
 24 why I build in New Hope because every building is
 25 -- got its, you know, uniqueness and history,

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1 tell me this is --
 2 MS. McDONOUGH: Glen, I can't -- I'm
 3 not advocating for or against the rules, it's
 4 just what it is. That's the next step.
 5 GLEN STEPHAN: So you can send me
 6 documentation on this part that -- the placement
 7 of this and guidelines?
 8 MS. McDONOUGH: I'm trying to
 9 understand.
 10 MR. WISE: If I may, I think the
 11 question would be, I am I'm a consultant, so I'm
 12 not a voting member here, but I did present a
 13 number of things. In lieu of A, not doing
 14 anything or strictly attaching something where
 15 the swimming pool is. I don't know how the board
 16 feels about that, I don't know whether you want
 17 to take a formal poll on that or not.
 18 MS. McDONOUGH: Formal?
 19 MR. WISE: That's okay. I think in all
 20 fairness to the applicant, I presented a number
 21 of things that basically are working with the
 22 design as presented.
 23 MS. McDONOUGH: And some of --
 24 MR. WISE: And the other thought was,
 25 no, we don't -- some of us may not like that

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1 building at all where it is, come back to us, you
 2 know, with the building behind the historic
 3 building and it's probably a nonstarter for these
 4 folks.
 5 MS. McDONOUGH: I don't -- there's no
 6 -- I guess, I don't know -- we can't -- all we
 7 can do at the point is make suggestions,
 8 recommendations and our view, HARB view, that's
 9 all in front us right now. We can't vote,
 10 because there's no formal application. We can't
 11 promise him -- we can tell him how we feel and
 12 what might make a difference and that's what
 13 we're here for, so we could say, you know, gee,
 14 if you consider this change or this change, we
 15 would feel it was much more in line with the
 16 guidelines, but that's what this is right now.
 17 That's all we can do.
 18 And sometimes it's inconvenient, but
 19 right now as it stands, I could not -- I do not
 20 believe it is consistent with the guidelines that
 21 we're charged to follow.
 22 GLEN STEPHAN: Where do I find
 23 guidelines just to somewhat, legally's not the
 24 right word, just apply those guidelines directly
 25 to this property. Where do I find them or can

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1 CAROLEE: Hi. I'm Carolee and thank
 2 you for your feedback. I'm just having a little
 3 trouble hearing all of it. So just a question
 4 that I have, it was challenging given the look of
 5 the existing house, it was challenging to figure
 6 out how to do all of this in terms of the
 7 exterior, et cetera, et cetera. We're not
 8 adverse to adding materials, but I guess the
 9 question is, going back to the table, to have to
 10 formally move this is a far bigger job for us
 11 versus adding -- moving it back a bit, softening
 12 the front, changing some of the elements, which I
 13 think we're all fine with. So is -- I mean, but
 14 to have to move it, then it's like we're back to
 15 drawing board really.
 16 MS. McDONOUGH: I think what you're
 17 asking and I understand why is, if you do X, what
 18 could you expect from us, is that --
 19 CAROLEE: No, I'm just still having
 20 trouble --
 21 MS. McDONOUGH: Yeah, believe me. So I
 22 understand correctly, what you're hoping is that
 23 we can say to you, if you do X, Y and Z, we'll be
 24 okay? And I can't -- I can only give you
 25 suggestions. The problem is that we can't give

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1 you send me?
 2 MS. McDONOUGH: Where do you find them?
 3 GLEN STEPHAN: Yeah, you quoted
 4 specific guidelines.
 5 MS. McDONOUGH: On the borough website
 6 in the HARB --
 7 JoAnn?
 8 MS. CONNELL: They're on the borough
 9 website.
 10 MS. McDONOUGH: They're in part of the
 11 HARB section of the borough council website.
 12 MS. CONNELL: I can e-mail you the
 13 guidelines tomorrow.
 14 MR. WISE: There's some guidelines in
 15 the ordinance itself and then there are these
 16 other guidelines that are in the book. So it's
 17 somewhat, you know, complicated. Some HARBS have
 18 three sets of guidelines and then there's other
 19 zoning guidelines that they need to come up --
 20 you know, deal with too, so basically there's two
 21 here.
 22 MS. McDONOUGH: Is there anything else
 23 on this concept review that we can either -- that
 24 you have questions or anything else? Step up.
 25 Just talk loud.

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1 you a definite up or down on anything that we
 2 can't actually see and that's the problem. So I
 3 know it would help you if I could look at you,
 4 any of these people said, you move it three
 5 inches, you change this four feet, you do this,
 6 then we'll be fine. And unfortunately, that
 7 wouldn't be fair to you because I can't see it.
 8 It may not -- your architect may tell you that X,
 9 Y and Z doesn't work and he may give you a third
 10 option that is or is not good for us.
 11 So we're trying to give suggestions.
 12 The suggestions definitely make it more
 13 acceptable. I'm sorry. The whole idea of
 14 concept review is that we work it through, we
 15 give you ideas knowing that you probably will
 16 have to go back to the drawing board. I'm sorry
 17 we can't give you a specific, if that's what
 18 you're hoping.
 19 GLEN STEPHAN: Yeah, I mean, I think
 20 that's the question is coming back and going for
 21 a formal application and leaving the way it is.
 22 I mean, again, not to waste your time, but you're
 23 basically going to tell me no, we're not --
 24 that's what you told me.
 25 MS. McDONOUGH: Is there any -- what

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1 can I do for you? How can I help you?
 2 GLEN STEPHAN: You would not -- that's
 3 correct, you would not, as you said, accept this
 4 application if it was presented the way it was.
 5 MS. McDONOUGH: I'm sorry?
 6 GLEN STEPHAN: You had said that you
 7 would accept this application as presented as --
 8 MS. McDONOUGH: As presented here now
 9 it would not be my view and everyone gets a vote.
 10 It would not be my view, that's consistent with
 11 the guidelines. Everyone who comes into this
 12 room -- that's why it's called an application
 13 because we could tell you no. Just because
 14 someone's -- we have a lot of applications in
 15 here, some we approve, some we don't. And the
 16 one thing they all have in common, they all
 17 worked really hard, and they all were presenting
 18 what they would like to have.
 19 GLEN STEPHAN: And so --
 20 MS. McDONOUGH: Everybody's the same
 21 here.
 22 GLEN STEPHAN: So with your comment, I
 23 would like to hear the other people up here to
 24 say what their feelings are so we get a feel of
 25 whether they all hate it or whether, you know --

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1 like the stucco finish against the existing
 2 dwelling. The parking, again, is problematic,
 3 but you need to provide parking for the
 4 residence. Softening the retaining wall a little
 5 bit, you know, some plantings in back of the cars
 6 up against that retaining wall. And, again,
 7 maybe stepping back, maybe getting some shadowing
 8 lines on the larger face of the proposed
 9 structure might go a long way. And I agree,
 10 reduce the size of the windows because you're
 11 going to be able to see it and it's going to look
 12 different, too different.
 13 GLEN STEPHAN: We agree with all those
 14 comments too.
 15 MS. McDONOUGH: Any other comments?
 16 Anything that hasn't already been said or thought
 17 about?
 18 MR. WISE: I will say, I think you used
 19 the word quirky when you first talked and I
 20 agree. This is probably one of the more quirkiest
 21 buildings, so it's certainly challenging to
 22 develop a concept, no doubt.
 23 MS. McDONOUGH: Anything else?
 24 GLEN STEPHAN: I think we are
 25 satisfied.

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1 your opinion, I'd like to get the other opinions
 2 so we have a better feel to go back to our table
 3 to work. So can I ask each one just like your
 4 opinion, what their opinion of this concept
 5 review is.
 6 MS. McDONOUGH: I think -- does anyone
 7 have anything else to say?
 8 MR. GADA: Glen, I think conceptually,
 9 I think the structure if we could see it maybe
 10 from different angles. Maybe we can see the roof
 11 line maybe a little softer like Bob had
 12 mentioned. Just changing that around a little
 13 bit, maybe bringing some of the materials up.
 14 Again, it's just a visual that we could see. I
 15 do understand it's problematic for you to move
 16 this structure because the way it's going to tie
 17 in front to back. I just think us seeing some
 18 other variations also going back to looking at
 19 what the actual statute of the codes are. What
 20 makes this look applicable for us to get through
 21 the application process is going to benefit you.
 22 GLEN STEPHAN: Yep.
 23 MS. McDONOUGH: Anyone else?
 24 MR. O'BRIEN: I think changing the roof
 25 line would go a long way. I personally don't

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1 MS. McDONOUGH: Thank you for your
 2 time.
 3 MS. CONNELL: I can get you the
 4 guidelines right now.
 5 GLEN STEPHAN: I can them up.
 6 MS. McDONOUGH: The next application is
 7 going to be for the Logan Inn, 10 west Ferry
 8 Street, is everyone in the room who needs to be
 9 in the room.
 10 Keep your distance, let's be social
 11 distant
 12 Application for the Logan Inn, 10 West
 13 Ferry Street. The application is for -- looking
 14 for a rear canopy extension, new steps, new
 15 concrete, hand rail and relocation of a
 16 transformer.
 17 Name for the record, please.
 18 RALPH FEY: Ralph Fey from Ralph Fey
 19 Architects.
 20 MARK BAKER: Mark Baker, Ralph Fey
 21 Architects.
 22 MS. McDONOUGH: Before you guys start,
 23 I have one question. I think I'm the one here,
 24 you guys can correct me, who has been involved in
 25 your applications. I think everyone else has --

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1 I meant, on the board, but (indiscernible)
2 structure, my memory can sometimes be a little
3 fuzzy. Is there any work that has been done that
4 you have not received a certificate of
5 appropriateness for?

6 RALPH FEY: Not -- except for these
7 items that we made changes to. I'm actually not
8 on site.

9 MS. McDONOUGH: Who would know the
10 answer to that? Who's the supervisor, because I
11 have some questions and I have to go back to my
12 records.

13 RALPH FEY: Well, there is an owner's
14 representative Jennifer, but none of the people
15 that are here are --

16 MS. McDONOUGH: I'm sorry. I can't
17 hear.

18 RALPH FEY: I'm sorry. Jennifer Sofia
19 is the owner's representative. We are not daily
20 on site, we have not been asked to do
21 construction and administration.

22 MS. McDONOUGH: You were the applicant,
23 but I didn't now -- who would be in charge of
24 making sure that recommendations are consistent
25 with the certificate of appropriateness as was

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1 appropriateness.

2 JENNIFER SOFIA: Not that I know of,
3 I'm not the GC on site. Like I said, these were
4 the ones that were brought to our attention after
5 a site visit and that's why we're here.

6 MS. McDONOUGH: Okay. Well, I'm trying
7 to get an answer on who would be responsible.

8 JENNIFER SOFIA: I'm here on behalf of
9 the owner, I'm not GC on site. We weren't asked
10 that question and weren't prepared to come here
11 to answer that question.

12 MS. McDONOUGH: We're going to give --
13 we're going to listen to you and we will vote,
14 but I do have some questions. So I just wanted
15 to present that to you on some of the
16 presentation of the front of the addition and my
17 memory of what was approved, but that's going to
18 have to wait for another day, I guess.

19 JENNIFER SOFIA: I think that's
20 appropriate. I don't know why we would be
21 discussing that right now.

22 MS. McDONOUGH: Again, I remember
23 certain things. Again, it's not in front of me
24 now, there was some space issues with the new
25 addition, there were some -- there was a spacing

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1 issued by borough council? Who would be in
2 charge of that?

3 RALPH FEY: The owner.

4 MS. McDONOUGH: Do you have any reason
5 to believe that any of these renovations were not
6 approved by the borough council?

7 Step up. Put your name on record.

8 JENNIFER SOFIA: Hi. Jennifer Sofia,
9 S-o-f-i-a. I think these were cited to us by the
10 building inspector.

11 MS. McDONOUGH: I can't hear. I'm so
12 sorry.

13 JENNIFER SOFIA: I believe the items
14 that we're here for on this application were
15 cited to us by the building inspector.

16 MR. WISE: I think Mr. Lupinetti
17 requested all of these applications before the
18 board because they were changes to the plan.

19 MS. McDONOUGH: I understand that. I'm
20 talking about the existing structure as it sits
21 now. I'm trying to remember, I wasn't sure if
22 anything that has been done --

23 JENNIFER SOFIA: Not that I know of.

24 MS. McDONOUGH: -- to the addition are
25 inconsistent with the certificate of

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1 issue that's between the new addition and the
2 existing building. And again, my memory can be
3 fluffy, I realize that, but there was a couple of
4 those -- couple of other things that -- the way
5 it's structured now, aren't consistent with my
6 memory, but I realize it would my job to go check
7 it out.

8 JENNIFER SOFIA: Yeah, I don't have the
9 initial certificate of appropriateness here with
10 me.

11 MS. McDONOUGH: We can proceed with
12 this part.

13 Ralph?

14 RALPH FEY: So I'm going to frame what
15 has been said in a slightly different way. We
16 are not here because we were asked to be here.
17 We are here because a former construction manager
18 on this site constructed a concrete slab 18
19 inches too low.

20 MS. McDONOUGH: Into the microphone,
21 I'm so sorry.

22 RALPH FEY: I apologize. A former
23 construction manger on this site constructed a
24 concrete slab towards the parking lot 18 inches
25 too low. And if you know our town at all, you

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1 know, that Main Street is kind of the low spot.
 2 And from the Logan Inn it goes up to the parking
 3 lot and over the bridge. So he created a
 4 concrete floor straight through and in fact our
 5 drawings called for an 18 inch step inside. This
 6 presents a problem when you try to enter the
 7 building and you go to step off the parking lot
 8 and you drop 18 inches down and you didn't expect
 9 to do that.

10 So we created a series of field
 11 revisions to create an entrance where you didn't
 12 drop 18 inches where we now have put some steps.
 13 The outside of the building is exactly the same
 14 from a height standpoint than we drew, it's just
 15 that the basement has a little lower ceiling and
 16 the first floor has a little higher ceiling where
 17 this slab was poured incorrectly. It was
 18 supposed to be like this, parking lot over here
 19 and it was put in like this.

20 So we did three things. We put steps
 21 down. We realized that handicapped people can't
 22 traverse a series of steps and the code would not
 23 allow us to just put steps in, so we proposed a
 24 ramp from the parking lot. And then we also
 25 thought to be appropriate, we should cover the

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1 existing building and existing ice house and it's
 2 all glass in between those two structures.
 3 There's no change to any of that facade except
 4 for the canopy that is coming towards us. We
 5 want to make it longer, come towards us more. I
 6 think it's three feet.

7 Mark, can you confirm that.

8 MARK BAKER: Yes, three feet.

9 RALPH FEY: We didn't change the
 10 profile of the canopy, we only extended it three
 11 feet. It was already a slight cantilever and
 12 we're just increasing the cantilever.

13 Secondly, we created a series of stairs
 14 that are blue stone treads with very minimal
 15 black wrought iron, I think black was a question
 16 and we're open to suggestions. Black wrought
 17 iron railing required by the code on each side of
 18 the stair. So on the drawing that Mark is now
 19 holding up, which is not -- doesn't have a date
 20 on it, it's the stair to detail.

21 MS. McDONOUGH: Into the microphone,
 22 I'm so sorry.

23 RALPH FEY: The original slab entrance
 24 would have been straight across and dropped
 25 inside the building at the elevator, so this

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1 steps, so they didn't get covered with snow and
 2 ice when people traversing from the parking lot
 3 in. So hence our drawings, that mark is going to
 4 put in front you, are an extension of the canopy
 5 that was already there to cover the steps that
 6 needed to be added and a ramp that needed to be
 7 added to accommodate an 18 inch incorrectly
 8 poured slab. It's not really an intentional
 9 change to the design it is more of a response to
 10 a field condition. That's actually the only
 11 reason that my team is actually onsite, because
 12 we are not currently construction administration
 13 for this project, we are doing fixing. So your
 14 packet has the same drawings that Mark Baker is
 15 holding.

16 And we also thank you, we received your
 17 comments, Robert. This is the back of the
 18 building or a blow up of the back of the building
 19 facing the parking lot. This area here
 20 represents the entrance, the original, original
 21 building with the original fireplace in this area
 22 and the new addition from there over. The
 23 building on the left there is called the ice
 24 house that is also an existing stone building
 25 with an existing chimney. So our work is between

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1 little piece was poured too low, hence the need
 2 for the outdoor stair. It is a blue tread, blue
 3 stone riser, steel, black steel to look like
 4 wrought iron handrail, very minimal.

5 MR. O'BRIEN: You should note that the
 6 ANSI A117.1 requires that your handrail extension
 7 at the top wrap around and tie back into the
 8 post. Can't have a straight hand rail extension
 9 on it.

10 RALPH FEY: Can you see the plan on
 11 that, Mark? We are flaring left and right
 12 instead of down. Do we still need to tie them
 13 down to the post away from the walkway?

14 MR. O'BRIEN: Yeah, that's fine. As
 15 long as they wrap around tie back in. They just
 16 can't come out straight and terminate.

17 RALPH FEY: Yes. So going to the side
 18 instead of turn down.

19 MR. O'BRIEN: That's correct. That's
 20 fine.

21 RALPH FEY: Appreciate that. So on the
 22 plan you can see the stair was added, the
 23 required distance seven feet from the front door.
 24 The front door does not change. The width of the
 25 door to the stair, that's our seven foot

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1 dimension that's required. We put our stairs as
 2 close to the door as we physically could. The
 3 steps are one, two, three steps, four risers and
 4 the dotted line represents the extension of the
 5 canopy to just cover the stairs. On the left
 6 side in front of the existing fireplace is --
 7 MS. McDONOUGH: Microphone.
 8 RALPH FEY: Is the ramp on the left
 9 side of the fireplace. And the ramp is minimum
 10 slope one to twelve, required by code with a five
 11 foot turn radius top and bottom, railing on each
 12 side. Again, minimal amount of construction,
 13 there's not a lot of extra steps. I think there
 14 was a comment that we are displacing some
 15 vegetation, yes, we are displacing some
 16 vegetation.
 17 MR. O'BRIEN: And the kick plate that's
 18 shown on the elevation is your edge protection
 19 for that ramp, correct?
 20 RALPH FEY: Correct.
 21 MR. O'BRIEN: And one and twelve is the
 22 maximum slope not the minimum.
 23 RALPH FEY: I said that backwards;
 24 maximum slope.
 25 We have a color. We had submitted

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1 MS. CONNELL: May I ask a question?
 2 MS. McDONOUGH: Please.
 3 MS. CONNELL: Is there any letters on
 4 the canopy?
 5 RALPH FEY: No.
 6 MS. CONNELL: Thank you.
 7 MR. WISE: But there is molding across
 8 the front of the canopy. I saw that.
 9 RALPH FEY: There is some trim on the
 10 canopy.
 11 MS. CONNELL: What color's the trim,
 12 please?
 13 RALPH FEY: Everything is gray.
 14 MS. CONNELL: Okay. Thank you.
 15 MR. VOSS: Is there down lighting in
 16 the canopy.
 17 RALPH FEY: We did not add any
 18 additional down lighting, to my knowledge.
 19 MR. VOSS: So how are the stairs lit?
 20 RALPH FEY: So I guess it was the same
 21 down lighting that was already there. We
 22 anticipate providing enough light.
 23 Is there lighting in the railing?
 24 If we determine we need come back, if
 25 we made a mistake, we'll be back in front of you.

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1 three colors previously. I believe Robert had
 2 taken one of the three and acknowledged his
 3 preference. You want to tell them what the color
 4 is?
 5 MARK BAKER: West Chester Gray.
 6 MR. WISE: Is that for the handrail?
 7 MARK BAKER: The canopy.
 8 MR. WISE: Canopy, okay.
 9 MS. CONNELL: West Chester Gray for the
 10 canopy, is that correct?
 11 RALPH FEY: The handrail was called out
 12 as just black and we understand that --
 13 MS. McDONOUGH: So the gray is the
 14 steps?
 15 RALPH FEY: No, the gray is the canopy.
 16 MS. McDONOUGH: The canopy, West
 17 Chester Gray. Got it.
 18 RALPH FEY: We did not provide a sample
 19 color for black, we just used the word black.
 20 MS. McDONOUGH: Is it black, it is true
 21 black, is it almost black, is it kind of faded
 22 black? We need to know.
 23 RALPH FEY: We didn't pick a black.
 24 MS. McDONOUGH: I think we can live
 25 with that?

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1 MS. McDONOUGH: A little louder.
 2 RALPH FEY: No, we did not put any
 3 lighting, any additional lighting.
 4 MR. VOSS: Same with the ramp, does the
 5 ramp need lighting?
 6 RALPH FEY: The ramp absolutely needs
 7 lighting.
 8 MS. McDONOUGH: A little louder.
 9 RALPH FEY: The ramp needs lighting.
 10 MS. McDONOUGH: And what did you --
 11 MR. VOSS: I was asking if the ramp has
 12 lighting?
 13 RALPH FEY: We weren't that thoughtful.
 14 MR. WISE: That can be within the walls
 15 of the ramp, it wouldn't --
 16 RALPH FEY: Right, it could be in the
 17 walls. There's is landscape lighting in that
 18 area, I don't know if that's sufficient. And you
 19 ask a very good question. There's a little
 20 retaining wall, it could be in the sides, if
 21 would be great if we could include a recessed
 22 fixture and provide it. They haven't built it
 23 yet, we can submit it.
 24 MR. WISE: The steel high beams that
 25 hold up the canopy, are they -- you said, all

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1 you're doing cantilevering the canopy out three
 2 feet further, is that correct? So the steel high
 3 beams are already there. Has that already been
 4 approved. Columns.
 5 RALPH FEY: So the original drawings do
 6 call for exposed steel, both as a beam and as a
 7 cog, which was accepted in the last submission.
 8 And we understand that you weren't there for
 9 that, so we included here again a square column
 10 cover, very simple.
 11 MS. McDONOUGH: Is that in here?
 12 RALPH FEY: No. It's in response to
 13 Robert's comments.
 14 MR. WISE: If they were accepted
 15 earlier, then my comment is really moot.
 16 RALPH FEY: I don't the owner has a
 17 strong feeling either way. They want to have an
 18 amenable relationship with the board, so if this
 19 board feels strongly that the steel shouldn't be
 20 steel, we have a cover. I can walk it down and
 21 show it.
 22 I was a philosophical thought when this
 23 is done that the all glass gap between the
 24 existing stone buildings be very minimal and that
 25 minimalness extended right to an exposed

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1 is what the canopy will be wrapped in, which is
 2 essentially a wood-looking like material. It is
 3 might of recycled content, 75 percent fly ash
 4 which is a byproduct of the concrete industry.
 5 It's a little more stable than wood, it absorbs
 6 moisture, but it has similar qualities and it
 7 holds a nice clean edge and it's not plastic. So
 8 it shapes well and holds the shape well, holds
 9 paint well.
 10 MR. VOSS: So when I saw this -- when I
 11 saw the size dimension that's already three feet
 12 out, it's not three feet --
 13 RALPH FEY: They already built it, yes.
 14 I will admit that we didn't know we were coming
 15 to HARB, thought out field sketch was sufficient
 16 and we are here a little after the fact and I
 17 apologize.
 18 MR. VOSS: Well, I just didn't want it
 19 three foot more than what I saw when you walk by,
 20 'cause that's --
 21 RALPH FEY: We didn't even want this
 22 three feet, but --
 23 MR. WISE: And it's the same with the
 24 transformer wall as well, that was --
 25 RALPH FEY: So the transformer was

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1 structured wall.
 2 MS. CONNELL: Can I see that?
 3 MR. WISE: Well, I mean, to that point,
 4 there's so much going on back there that I can
 5 understand that.
 6 RALPH FEY: But it wasn't such a strong
 7 definer of the design as to we need to stay
 8 exposed to.
 9 MS. McDONOUGH: What do you think?
 10 MR. WISE: The bottom line is that the
 11 steel columns have already been accepted as the
 12 plan. I didn't know that when I reviewed this,
 13 so I brought that up.
 14 MS. McDONOUGH: That's fine. So we'll
 15 have to -- that's it then.
 16 MS. CONNELL: Can I ask a question,
 17 though? You're using the same skeleton, right,
 18 that the canopy goes over, right? Okay. Thanks.
 19 I just want to make sure.
 20 RALPH FEY: Yes. Same structure, same
 21 thickness, same detail, just three feet longer.
 22 MS. CONNELL: I didn't mean to call it
 23 a skeleton, but, you know --
 24 RALPH FEY: Yep. Good. And if there
 25 was a question, this is a piece of Boral, which

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1 initially talked about being closer to the
 2 building. Of course, the transformer's not our
 3 transformer, it's PECO's transformer and PECO
 4 decided they were not gonna put it next to the
 5 building; they were gonna put it in the far
 6 corner and then decided the transformer required
 7 a glass wall. We have gifted PECO our drawing
 8 out of the kindness of our heart and not making
 9 them come here, but this their wall and their
 10 space.
 11 MS. McDONOUGH: Get PECO in here.
 12 RALPH FEY: Yeah, if you have anything
 13 negative to say tell PECO. If you have something
 14 approval to say, I'm here.
 15 MS. McDONOUGH: Anything from the
 16 board? Let's start with the canopy. Any
 17 questions, comments, thoughts on the canopy
 18 extension?
 19 MR. GADA: No.
 20 MR. O'BRIEN: No, ma'am.
 21 MS. McDONOUGH: Questions, comments
 22 thoughts on the steps?
 23 MR. GADA: No.
 24 MR. O'BRIEN: No, ma'am.
 25 MS. McDONOUGH: Questions, comments on

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1 the concrete ramp?
 2 MR. GADA: No.
 3 MR. VOSS: I guess I'm just a little
 4 concerned that the ramp is now taking up -- if it
 5 takes only vegetation, I understand that, but I
 6 mean, I'd the softening vegetation back and that
 7 means that the -- I just -- I didn't get a good
 8 sense because I didn't think about this when I
 9 walked by about how does that impact the drive in
 10 if the vegetation is put back? In other words,
 11 if you put new beds that are now three and a half
 12 feet, you say.
 13 RALPH FEY: I'll give you the short
 14 answer. The beds in the drawing are deeper than
 15 they are currently and the ramp is designed to be
 16 against the building with the vegetation still in
 17 front of it and the ramp recedes below grade, so
 18 it kind of goes away and creates a gap between
 19 the parking lot and the building as opposed to
 20 coming up the way most ramps do. Most ramps to
 21 buildings are usually elevated, most ramps go up
 22 and they go up, there's a ramp in front of
 23 building. This ramp actually drops down and
 24 disappears into the ground, so it will have a
 25 very minimal impact other than the single

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1 MR. WISE: So it will help to cover in
 2 a, probably a pretty good way this evergreen to
 3 the ramp from the parking lot.
 4 RALPH FEY: Correct.
 5 MR. WISE: And it's not the public
 6 right-of way.
 7 MR. VOSS: Right without taking away
 8 the drawings (inaudible).
 9 MR. WISE: And I had a question on the
 10 concrete just whether or not it's really what you
 11 thought, what I'm recommending is, about the
 12 color of the concrete whether that's been
 13 considered or would be needed to soften the color
 14 of the standard concrete wall.
 15 RALPH FEY: Again, we weren't clever
 16 enough to think that far ahead and we're open to
 17 suggestions.
 18 MR. WISE: I was out there today,
 19 looked at it before the meeting. I don't know
 20 the whole color scheme of this building when it
 21 all done, but, you know, there's some stone there
 22 and it's not a deep wall, it's 18 inches or
 23 whatever, it's going to be covered by that strip.
 24 I would, aesthetically, I would look at it to see
 25 whether it's consistent with the overall color of

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1 handrail dropping down 18 inches.
 2 And we have shown on this drawing and
 3 continue to show on the site plan a planting bed
 4 in the neighborhood of three to four feet in
 5 front of the ramp.
 6 MR. VOSS: And that doesn't interfere
 7 with the entry drive?
 8 RALPH FEY: The curb is drawn on this
 9 drawing and the curb didn't change. There was
 10 always about six feet of plantings there.
 11 MR. WISE: So that planting that is
 12 shown is still there then or is that all taken
 13 up?
 14 RALPH FEY: No, there's --
 15 Mark, I'll let you answer that one
 16 since you drew this.
 17 MARK BAKER: So this plan is based on a
 18 similar drawing that drawing, that curb line
 19 where this planting is has always been a curb
 20 line. We just put the ramp in to what was their
 21 curb line. Does that answer --
 22 MR. WISE: Well, I guess that the end
 23 result would be at that five -- four, five strip
 24 of planting will remain and is part of the plan.
 25 RALPH FEY: Correct.

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1 the facade.
 2 RALPH FEY: Well, Jennifer is here and
 3 I think, Jennifer can agree that we can stain the
 4 concrete to take down the whitishness of it, if
 5 we feel that's appropriate. If that's your
 6 recommendation. To do so, we would probably use
 7 a light gray stain.
 8 MS. McDONOUGH: Just to clarify what
 9 you're recommending, please.
 10 MR. WISE: I recommended that the
 11 concrete be considered for, you know, changing
 12 the color of it to be more in tune with the color
 13 program on that side of the building.
 14 MS. McDONOUGH: And what color would
 15 that be?
 16 RALPH FEY: So we know the building is
 17 not changing, the existing building, the stone
 18 and the white stucco and the green windows are
 19 remaining. So I mean, for my purposes taking
 20 down the white to a lighter -- I'm sorry, a shade
 21 of gray to soften the impact of concrete.
 22 MS. McDONOUGH: Is that --
 23 MR. WISE: I would recommend that if
 24 that could be done, that would make sense.
 25 RALPH FEY: Jennifer.

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1 JENNIFER SOFIA: Yeah.
 2 RALPH FEY: The owner has confirmed we
 3 can do that.
 4 MR. VOSS: Will there be a need for
 5 drainage hardware? If this -- if the ramp is
 6 heading toward the building would you need
 7 drainage hardware along the way?
 8 RALPH FEY: So I'm going let Mark
 9 answer that. I believe there's already a drain
 10 in the entry foyer that this would bring toward.
 11 I cannot know where there is on this drawing.
 12 MARK BAKER: This entry has always been
 13 lower than the parking lot. The parking lot is
 14 always up there. So they have a drain, I
 15 believe, in the roadway, in front of the thing.
 16 The civil engineer is aware that there is a
 17 depression now and I believe that they put a
 18 drain in. It's not on this plan.
 19 MR. VOSS: So there's no need for new
 20 hardware that would lead to the drain along this
 21 ramp?
 22 RALPH FEY: That's a good -- it's a
 23 good question.
 24 MS. McDONOUGH: Microphones, please.
 25 Thank you.

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1 MR. VOSS: If that's all it takes then
 2 it's -- then it doesn't matter.
 3 MR. O'BRIEN: Yeah, there would just be
 4 a floor drain in essence in that entry area that
 5 could -- the entry area could be sloped to just a
 6 single drain there. Any snow or rain that comes
 7 down the ramp or comes down the steps would be
 8 collected in that entryway.
 9 MR. VOSS: Okay. Yeah, I guess I was
 10 thinking of the intermittent drains along the way
 11 down the ramp, but if it's not --
 12 MARK BAKER: I could speak to there's a
 13 drain at the top -- there's a drain at the top of
 14 the parking lot before it goes to the ramp and
 15 then at the bottom of the steps would be a drain
 16 and you wouldn't even see because, you know, your
 17 eyesight you wouldn't see below the drain -- be
 18 steps. Any water or rain that gets onto the --
 19 or snow that gets onto the ramp that's in that
 20 little section, would be taken care of by those
 21 drains. There wouldn't be intermittent drains
 22 you wouldn't be stepping drains every 10 feet or
 23 anything like that.
 24 MS. McDONOUGH: Anything else on the
 25 ramp? I believe the one adjustment to the

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1 RALPH FEY: It's a good question and we
 2 do not have the engineered drawings, so I do not
 3 want to misspeak. I believe there has always
 4 been a drain in that general area. I do not know
 5 what the hardware on the drain is.
 6 MS. McDONOUGH: Is this part of the
 7 application?
 8 MR. VOSS: It's the result of the ramp
 9 being put in, it would be required, I would think
 10 drainage since it's open to the elements, which
 11 means you'll need to grade hardware.
 12 MS. McDONOUGH: So are suggesting they
 13 might have to come back or just -- this is -- I
 14 mean, I'm just trying to understand.
 15 MR. VOSS: I mean, if it could be tied
 16 into hardware that's already there. I just I --
 17 I didn't walk that close to look at this.
 18 MR. WISE: Will you see that from the
 19 public right-of-way?
 20 MR. VOSS: That's the other thing, if
 21 it's running down, maybe it's --
 22 MR. WISE: Yeah, I don't think you
 23 would. I mean, maybe if you're standing on the
 24 sidewalk looking down, it would be very minimal.
 25 I mean, there's a drain down at the bottom.

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1 application was the color, is that correct?
 2 RALPH FEY: Correct. We made three
 3 present -- we submitted three colors and this is
 4 the color that was preferred by the consultant.
 5 MR. WISE: Yeah, but you can look at
 6 the other -- I mean, that's just what I had
 7 recommended.
 8 MS. McDONOUGH: I believe the
 9 gentlemen, the applicant has agreed.
 10 RALPH FEY: We were happy with --
 11 MS. McDONOUGH: Anything else on the
 12 ramp? Any questions, comments or thoughts on the
 13 handrail?
 14 I will take silence to mean a no. And
 15 for the PECO transformer. Questions, comments?
 16 I will again take silence as a no.
 17 MR. WISE: I have a comment. I had
 18 recommended that because it's a plaster finish
 19 wall and it's also sitting, you know, close to
 20 the other building, I had recommended it be
 21 buffed with vegetation.
 22 MS. McDONOUGH: What kind of buffer?
 23 MR. WISE: I had recommended that the
 24 wall be somewhat buffered by vegetation, if
 25 that's possible, just to break up the mass of

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1 that big concrete structure. You can see it will
2 be right next to the canal path, you'll probably
3 get some angle of it from, you know, coming down
4 Bridge and the as the building, the back of the
5 lot next door. I don't know how much room you
6 have.

7 RALPH FEY: We will put whatever
8 planting fits in there and probably always
9 intended to, but it's on the landscape drawing
10 not the architectural drawing.

11 MS. McDONOUGH: And to me landscape is
12 always a little dicey because it dies, you know.
13 It's a little hard to enforce or to be specific
14 about that. It's a great recommendation, though.

15 MR. WISE: So is there a landscape plan
16 that's going to presented later on?

17 RALPH FEY: I'm sorry. There is an
18 existing landscape plan that has been part of the
19 landscaping subdivision done by the engineer for
20 the last three years. I believe there is some
21 vegetation in that general area, but I certainly
22 would take the recommendation to make sure that
23 it's specifically located in front of the wall to
24 soften it because we all have that same goal, we
25 wish the wall wasn't there.

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1 the idea that application for the canopy, the
2 steps, the ramp with the color that has been
3 agreed to by the applicant be black handrail and
4 the transformer situation with the recommendation
5 that you disguise it best you can.

6 Can I hear a motion to accept the
7 application with those provisos?

8 MR. O'BRIEN: So moved.
9 MS. McDONOUGH: Second?
10 MR. VOSS: Second.

11 MS. McDONOUGH: All in favor, aye?
12 BOARD MEMBERS: Aye.

13 MS. McDONOUGH: Any opposed?
14 We'll be making a recommendation for
15 certificate of appropriateness as stated in the
16 record.

17 Next application is a sign installation
18 and painting at 110 South Main Street. Is the
19 applicant in the room? Applicant for 110 South
20 Main, can someone -- if they're not in room, can
21 someone check the parking lot or something?

22 Thank you. Appreciate your help.
23 MS. CONNELL: His name is Kevin
24 Sullivan.
25 (Brief recess was taken.)

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1 MR. WISE: Around the wall.

2 RALPH FEY: What was that?

3 MR. WISE: It should be around the
4 wall.

5 RALPH FEY: Yes, all sides of the wall.
6 And I have the owner's rep that has given me the
7 same agreement that is their intention. And to
8 speak a little bit to plausibility, we have an
9 owner who is very dedicated to successful
10 plantings. If you've been to Hotel Du Village,
11 you will see a plethora of happy plants.

12 MR. O'BRIEN: You said all sides of the
13 wall.

14 RALPH FEY: No, I meant the outside of
15 the wall.

16 MR. O'BRIEN: The neighboring property,
17 the fence is actually, you know, the concrete
18 block is not scaled where the fence is, okay. So
19 there will be landscaping to the neighbor,
20 there'll be landscaping to the canal.

21 RALPH FEY: Correct. However, the
22 neighbor is also the same owner.

23 MR. O'BRIEN: No worries.

24 MS. McDONOUGH: Okay. I'm going to go
25 out on a limb here and see if we can vote with

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1 MS. McDONOUGH: If the applicant does
2 come, I'm going to make an exception. If the
3 applicant shows while we're still in session, I
4 will take the application, which would be
5 normally ou procedure.

6 Next application is 61 West Ferry
7 Street a roof replacement.

8 DAVID BROAD: That is me. You don't
9 have my pictures?

10 MS. CONNELL: Just the photos that you
11 need hand out. Just give them to Jeff and he'll
12 pass them.

13 MS. McDONOUGH: Everything that was
14 submitted. Is anything in there not in our
15 application package?

16 MS. CONNELL: He wanted to bring a
17 little more detail to help the meeting move
18 along.

19 DAVID BROAD: Actually I'm going to go
20 backwards for No. 3. That is a picture of 61 to
21 67, my roof is a little bit obscured with the
22 leaves, but on the left it is still on the front
23 of the house slate. All the other roofs that you
24 see in that picture are already been replaced
25 with asphalt, slate-like shingles. And I have --

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1 I've had the beginning of some problems within a
 2 couple of small little leaks. So most likely
 3 look to replace since it's very, very old with
 4 the same materials that are on every other roof
 5 on my row that have been replaced in the last
 6 five to six years. That's picture 3.
 7 Picture 2 is just the rest of the row,
 8 as you can see, these are all exactly what we're
 9 looking to do the same asphalt shingles that look
 10 like slate. And they already been replaced.
 11 Just as a follow up, No. 1, is just the houses
 12 across the street from me and not all of them,
 13 have been replaced with slate and some of them
 14 have just been replaced with regular shingles.
 15 So we're going to keep with the street and do the
 16 same shingles that everybody has done to look
 17 like slate.
 18 Is there anything else I can provide
 19 you guys or answer?
 20 MS. McDONOUGH: Yeah.
 21 DAVID BROAD: The back of the house has
 22 already been done with --
 23 MS. McDONOUGH: I'm sorry?
 24 DAVID BROAD: I'm sorry. The back of
 25 the house, they've already been done before we

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1 DAVID BROAD: It's doable, but I'm not
 2 quite sure why I would need to do it when the
 3 next five houses next to me are already done in
 4 the five, six years.
 5 MS. McDONOUGH: The one thing I said a
 6 bunch here and I know it's difficult, is, I can't
 7 speak for the appropriateness of something that's
 8 not in front of me. Why -- you know, my goal is
 9 and I -- I don't know where we're going to go
 10 with this at all -- is to make sure the
 11 applications in front of me meet the guidelines
 12 and the opinions of us collectively, but if
 13 someone else did something better or worse, it's
 14 really not.
 15 DAVID BROAD: I'm not quite sure I
 16 follow you. It's the exact same stuff that
 17 everybody else in my row has already done. I
 18 mean, if you wanted me to bring in an example of
 19 what it was, I could have done that.
 20 MS. McDONOUGH: So right now, as I
 21 understand, the only barrier -- tell me if I'm
 22 wrong -- but the only barrier keeping it as a
 23 slate roof is the cost?
 24 DAVID BROAD: Yes. You're talking
 25 maybe 10,000 for a shingled roof versus a whole

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1 bought it, so it's just the front.
 2 MS. McDONOUGH: This is a slate roof.
 3 DAVID BROAD: This is currently a slate
 4 roof.
 5 MS. McDONOUGH: And the guidelines are
 6 pretty strongly recommend that it be replaced
 7 with a slate roof.
 8 DAVID BROAD: If that's what the
 9 guidelines are.
 10 MS. McDONOUGH: Have you considered --
 11 DAVID BROAD: Have I considered --
 12 MS. McDONOUGH: First off, am I correct
 13 in assuming that it's beyond repair? I mean, can
 14 you tell us the condition of the roof?
 15 DAVID BROAD: It has been looked at. I
 16 cannot tell you that we won't somehow patch the
 17 slate.
 18 MS. McDONOUGH: Can you use the
 19 microphone? I am so sorry. The condition of the
 20 roof and possibility of repairing with slate.
 21 DAVID BROAD: The initial estimate that
 22 I got to even patch potentially the slate is more
 23 than two and a half times to replace it with the
 24 estimate.
 25 MS. McDONOUGH: But it's doable?

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1 lot more money than that to start --
 2 MS. McDONOUGH: Absent extreme
 3 circumstances, we're really not supposed to
 4 consider -- frequently in the historic district,
 5 the right answer's the expensive answer and I
 6 know that's challenging, but --
 7 DAVID BROAD: Picture No. 1 is right
 8 across the street. They've already done it with
 9 not even matching roofs.
 10 MS. McDONOUGH: They're not in front of
 11 me right now.
 12 DAVID BROAD: I understand. But I
 13 don't understand why the appropriateness. The
 14 appropriateness to me, would be to do the same
 15 thing that every other house in my row has
 16 already done.
 17 MS. McDONOUGH: Again, the house --
 18 there's things in this town that shouldn't have
 19 happened, there's things in this town that were
 20 done well. There are people in this town who did
 21 not come before HARB. There's people who came
 22 before HARB and they weren't considered the right
 23 now. I don't know why that roof is there. It
 24 may be fine, it may not; but right now I'm just
 25 considering your application and I'm doing that.

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1 DAVID BROAD: I understand.
 2 MS. McDONOUGH: Your application with
 3 the guidelines in mind.
 4 Anyone else?
 5 MR. O'BRIEN: The proposed material is
 6 an artificial grade shingle, correct?
 7 DAVID BROAD: Correct.
 8 MR. O'BRIEN: That has a gentle line
 9 that will mimic slate, correct?
 10 DAVID BROAD: Correct.
 11 MR. O'BRIEN: Thank you.
 12 MR. WISE: It's the classic slate, is
 13 that what you're proposing, is that correct?
 14 DAVID BROAD: When you say classic
 15 slate?
 16 MR. WISE: On the picture that you
 17 provided.
 18 DAVID BROAD: That's not my picture.
 19 MS. McDONOUGH: I'm having a little
 20 trouble hearing, I'm so sorry.
 21 DAVID BROAD: I handed these out.
 22 MR. GADA: It's right in front of you,
 23 the picture.
 24 MS. CONNELL: The roof is in the
 25 picture.

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1 never had one. So we've -- you know, patches
 2 have been done enough, but it's to the point now
 3 where I mean, it's an unknown number once you get
 4 up and start taking it apart. I mean, it's 80
 5 years old, 90 years old, I was told and entering
 6 it's most likely end of its life. If it had been
 7 maintained year in and year out with a couple of
 8 -- I've had slate roofs before in other homes.
 9 If you do it every year and you stay on top of
 10 it, you can do it. But once you reach a point
 11 where it hasn't been maintained for years and
 12 years, we've kept it for almost three years and
 13 it's, you know, a leak here and a leak there.
 14 And it's, you know, it's like putting a
 15 little finger in dike somewhere along the line,
 16 the dike's going to go and I want to get to it
 17 before the dike goes; but I don't really want to
 18 spend 30, \$40,000 to replace that slate roof.
 19 MR. WISE: So the design guidelines
 20 under 5.2.23 certainly try to promote the
 21 preservation of slate, but then they go into in
 22 the next section .24 talking about substitute
 23 material and they do say that, you know,
 24 materials that closely replicate historic roofing
 25 are recommended. And then it talks about, you

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1 DAVID BROAD: It was provided with the
 2 application, was it not?
 3 MS. CONNELL: Yes, it was. The roofer
 4 submitted that.
 5 DAVID BROAD: I didn't know. I knew he
 6 submitted something, I didn't know what. I
 7 didn't see that.
 8 MR. GADA: So just to be clear this is
 9 a simulated slate product, it's not asphalt
 10 shingles.
 11 DAVID BROAD: It's a simulated slate
 12 product, right.
 13 MR. WISE: You know, when I looked at
 14 this, when I read it was, and I looked at the
 15 design -- the design guidelines it implies or it
 16 suggests that keeping the slate, if you can, you
 17 know, that's it's always probably less expensive
 18 to maintain your existing slate roof than put on
 19 a different product. But I think what I'm
 20 hearing is that you looked at trying to fix what
 21 you had and you have a number of leaks and it's
 22 unfixable at this point.
 23 DAVID BROAD: We have had minor repairs
 24 made, but, you know, to continue to make minor
 25 repairs on the house, when the 35 years before us

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1 know, slate shingles. So it's -- the design
 2 guidelines do not say, replace your slate, they
 3 actually state that here's a product that is
 4 recommended, it's something closer to slate.
 5 So I just bring that up to the board
 6 that there is sort of alternative specifically
 7 spelled out in the guidelines, which is, you
 8 know, what you're proposing, I believe.
 9 DAVID BROAD: Yes.
 10 MS. McDONOUGH: I agree -- I'm familiar
 11 with the guideline. The phrase that is sticking
 12 out to me in that particular guideline which
 13 5.2.24 is visually simulated slate. It would
 14 probably help if we had samples. The pictures
 15 not -- you know, it has to be really -- it has to
 16 visually simulate it. And right now presentation
 17 doesn't quite do that, it doesn't show me. I
 18 don't see that visual simulation.
 19 MS. CONNELL: I have samples in my
 20 office I can bring up to the meeting.
 21 MS. McDONOUGH: A little louder. I'm
 22 so sorry.
 23 MS. CONNELL: I can bring samples up to
 24 the meeting, I have them in my file cabinet that
 25 I've had for years.

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1 MS. McDONOUGH: You have those samples,
 2 you've seen them for years.
 3 MS. CONNELL: He has leaks, so if I can
 4 help by bringing samples up to keep this moving,
 5 I'd be happy to do that. If you take the next
 6 person while I go down to the office and do that.
 7 MS. McDONOUGH: That would make the
 8 record really clear. JoAnn, thank you. Really
 9 appreciate it.
 10 Next applicant.
 11 MR. VOSS: Well, can I ask about --
 12 MS. McDONOUGH: We're going to hold
 13 this in abeyance.
 14 MR. VOSS: Do you know which I guess
 15 house numbers those are? 'Cause I looked
 16 actually and wrote down house numbers, 'cause I
 17 was comparing roofs as well.
 18 DAVID BROAD: If you look at 3, if you
 19 start on the left you can't probably can't see
 20 the tree, there is a chimney about a inch and a
 21 half in, to the left of that is my slate roof.
 22 That is 61. The next house on that is 63, 65 to
 23 the next chimney 67, 69. And actually 69, I take
 24 that back -- no, that's 61, 63, 65, 67, 69, yeah
 25 okay. Yeah.

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1 the applicants present? I recognize you guys.
 2 Proceed.
 3 RALPH FEY: Ralph Fey.
 4 MARK BAKER: Mark Baker.
 5 RALPH FEY: And we also have the owners
 6 here.
 7 ANTHONY GIORDANO: Anthony Giordano.
 8 RALPH GIORDANO: And Ralph Giordano.
 9 RALPH FEY: So the Giordanos are the
 10 recent new owners of the building that was called
 11 the Savioni building. Now, I have to call it the
 12 Giordano building.
 13 Can you just give us a little bit of
 14 your history in the town and why you bought the
 15 building and what your plans, then we can talk
 16 about the second floor.
 17 Thank you, Anthony.
 18 ANTHONY GIORDANO: Good evening. So we
 19 have parents that live in New Hope for 16 years
 20 -- 15, 16 years right on Main Street a little
 21 ways down. We're no strangers to the area, we
 22 frequent here for dinner quite often. My brother
 23 lives in Bucks County approximately 10 minutes
 24 away in Newtown. I'm just over the bridge in New
 25 Jersey in Flemington. My brother and I have

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1 MR. VOSS: The reason I was asking is
 2 69 didn't have the same --
 3 DAVID BROAD: 69, I'd have to correct
 4 myself; 69 she and I had the same roofers come up
 5 and she still has the slate, which actually he
 6 told her she does not need to replace anything,
 7 but hers looks physically from the -- if you
 8 stand across the street, hers looks about the
 9 same as mine, but she was told she doesn't have a
 10 problem. She's not leaking.
 11 MR. VOSS: Well, I was talking more
 12 like 71 if there's -- 69, when I looked at it,
 13 looked like it had some of the tiles were
 14 curling, which slate does not do.
 15 MS. McDONOUGH: Why don't we take the
 16 next application.
 17 DAVID BROAD: No. 2 is 69, I'm sorry.
 18 MS. McDONOUGH: Excuse me.
 19 DAVID BROAD: Yeah, that's fine.
 20 MS. McDONOUGH: Why don't we take the
 21 next application because we're going to have to
 22 wait for the samples. I appreciate that. Thank
 23 you so much.
 24 Okay. So the next application is 8 to
 25 10 South Main Street for a new renovation. Are

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1 decided to kind of get involved in some real
 2 estate and, you know, we picked this area because
 3 this is where our family is and we chose the
 4 property that we chose because we feel that it
 5 was great opportunity.
 6 RALPH FEY: Perfect.
 7 Mark, can you --
 8 ANTHONY GIORDANO: We also donated a
 9 bench.
 10 RALPH FEY: Oh, that's right.
 11 ANTHONY GIORDANO: About 10 years to
 12 Lenape Park.
 13 MS. McDONOUGH: Question before we
 14 start. I think, I probably know the answer, is
 15 everything that you need for us to see is in
 16 front?
 17 RALPH FEY: You have everything in
 18 front of you. We have been scolded enough times
 19 for adding to it. We're on board.
 20 The drawing that mark is holding up
 21 labeled as 04 in the lower right-hand corner
 22 shows our proposed building. I'm going to ask
 23 Mark to go to the photos for a second. Drawing
 24 01 has four photos. Upper left-hand corner is
 25 the building from the corner of Bridge and Main

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1 to get across the street. Drawing on the right
 2 upper side -- and I apologize, the audience can't
 3 see this -- is a photograph of the building as
 4 taken from the Starbucks porch. Lower left is a
 5 photograph of the building as taken across the
 6 street on Main Street from Love Saves The Day.
 7 And last image, lower right, is I'll
 8 call it the tail of the building, the building
 9 that is closest to the bridge on Bridge Street.
 10 And as you can see in that image, it's a
 11 one-story building addition to the more prominent
 12 two-story corner structure. The corner structure
 13 is the oldest part of the building and it is
 14 related to the lower left-hand corner where the
 15 corner building then translates to a storefront
 16 with a recessed glass storefront and gable end.
 17 Those two have been in town for a long
 18 time and that image is in a lot of the historic
 19 photos. The addition across from Starbucks in
 20 the upper right, is a lot newer. It doesn't
 21 really speak to the language of gable-ended
 22 structures. It's more of a flat wall with a pent
 23 roof and it really kind of says storefront. It
 24 doesn't have the historic windows, it has larger
 25 windows and a center entrance. It is all part of

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1 newer structure.
 2 Our materials are to match what is
 3 already there, which is horizontal siding,
 4 clapboard. Above we didn't want to put a lot of
 5 little pieces of clapboard in between, so we saw
 6 that as paneled, Boral paneled, but painted the
 7 same color as the clapboard. And we took our
 8 queues off of the windows that were existing and
 9 put three windows in the center creating a
 10 symmetrical bit of local symmetry. I think the
 11 review Robert gave us that our plan to be
 12 acceptable.
 13 MS. McDONOUGH: Do you have any more
 14 that you'd like to --
 15 I think there was a question regarding
 16 mechanicals under No. 3.
 17 RALPH FEY: Sure.
 18 MS. McDONOUGH: Could you address that
 19 one first?
 20 RALPH FEY: So there are currently
 21 rooftop mechanicals above 7 Bridge Street, the
 22 newer one-story piece and even though they are
 23 set back, you can still see them. So our
 24 proposal is to take the mechanicals that are
 25 located here and put them behind the roof -- the

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1 the same property.
 2 The corner of 8 South Main, the part on
 3 Bridge Street -- Main Street is 10 South Main and
 4 the lower section across from Starbucks is 7
 5 Bridge Street. So I point this to you to say
 6 that we are excited and enthusiastic about the
 7 historic buildings that are on the corner and on
 8 Bridge Street. And we are unenthusiastic and are
 9 proud to be making improvements to the one-story
 10 building with the pent roof that doesn't feel as
 11 in context with historic fabric of New Hope.
 12 Coming back to our proposed elevation
 13 as you looked at it from the Starbucks side our
 14 addition is small, second story, I'll call it on
 15 the left side or on the center section continuing
 16 the roof line of the front. We have removed the
 17 pent roof, so the pent roof is just above the
 18 glass, the way it should be because it looked a
 19 little odd when the pent roof came across the
 20 blind part right here. So we have continued the
 21 two-story building around the corner creating a
 22 two-story element here where it's currently
 23 one-story using the same roof pitch as on the
 24 front on the corner. And limited the pent roof
 25 to the area directly below the more contemporary

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1 new roof line here that we have dotted in. And
 2 if I understand the question correctly, it is --
 3 are we going to block the mechanicals that you'll
 4 see if you're coming across the bridge, and the
 5 answer we will do that for you.
 6 MR. WISE: I'm sorry? Behind the roof?
 7 RALPH FEY: So are you able to see the
 8 dotted lines that are on my --
 9 MS. McDONOUGH: Will they be visible
 10 from the porch of Starbucks?
 11 RALPH FEY: They are not.
 12 MR. WISE: So they're in the attic?
 13 MARK BAKER: They're in the valley of
 14 two --
 15 MS. McDONOUGH: You couldn't see them
 16 from across the street if I understand, but if
 17 you're sitting on Starbucks porch?
 18 RALPH FEY: You cannot see them from
 19 Starbucks' porch.
 20 MS. McDONOUGH: Could you see them from
 21 Love Saves The Day?
 22 RALPH FEY: No.
 23 (Indiscernible discussion.)
 24 MS. McDONOUGH: You're having a
 25 conversation and it's not on the record.

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1 MARK BAKER: It will be. So on the
2 plan, plan three, if you look at the dotted
3 section on the left -- on the Apartment 1, the
4 dotted triangle that represents the roof that
5 will be extended, then you could see on the
6 right, there's a piece of the roof that comes
7 down. So between the big thick blind and that
8 dotted line where -- basically where the word
9 kitchen is --
10 MS. McDONOUGH: Yeah.
11 MARK BAKER: -- there's small piece of
12 low slope roof that goes to the back and that is
13 where the mechanicals will sit.
14 MS. McDONOUGH: Yeah. Between my
15 knowing the area, I'm good.
16 Bob, are you good with the explanation?
17 MR. WISE: Yes.
18 MR. O'BRIEN: What do those mechanicals
19 serve?
20 RALPH FEY: They would be air
21 conditioning condensers for the apartments.
22 MR. O'BRIEN: Okay. They don't serve
23 the retail spaces on the first floor?
24 RALPH FEY: No, the retail spaces have
25 their units in the space. I take that back.

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1 There will be one condenser in there for the
2 retail spaces down below, 'cause we're moving it
3 off the roof at 7 and putting it out there.
4 MR. O'BRIEN: Okay. So there'll be
5 three condensers in that space?
6 RALPH FEY: That's my understanding,
7 yes.
8 MS. McDONOUGH: It's not visible from
9 the bridge.
10 RALPH FEY: That is our intention.
11 MR. O'BRIEN: Yeah, they won't be
12 visible from either side. They will be visible
13 from the back, though.
14 RALPH FEY: And as I said, if the board
15 feels that a screen is required in the back, we
16 can add that.
17 MS. McDONOUGH: So just the addition is
18 taller than the main building, is that accurate?
19 RALPH FEY: No.
20 MS. McDONOUGH: I just want to make
21 sure because these renderings aren't --
22 RALPH FEY: So I'm going to point to
23 the addition. The addition, the top -- the top
24 of the addition lines up with the top of the
25 existing roof.

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1 MS. McDONOUGH: So it is not?
2 RALPH FEY: I'm sorry?
3 MS. McDONOUGH: It is not taller.
4 RALPH FEY: No.
5 MR. VOSS: Can I just jump in with a
6 clarification? I think it's a typo.
7 Construction of two apartments above the existing
8 second floor retail space.
9 RALPH FEY: That's a typo.
10 Mark, should be first floor, right?
11 MARK BAKER: Yes. The only retail is
12 on the first floor.
13 MR. VOSS: So it should be first floor?
14 RALPH FEY: Yes.
15 MR. VOSS: Thank you.
16 MR. WISE: Are there any reasons you
17 don't have windows in that rear extended area?
18 RALPH FEY: Yes.
19 MR. WISE: Could there be windows
20 there? I know there's a bedroom there, but
21 something that will look over the -- over the
22 one-story section.
23 RALPH FEY: We don't want to look over
24 the roof.
25 MR. WISE: I mean, that's sort of a big

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1 blank wall there. As I look at that, I just
2 wonder if there was any thought to, you know,
3 breaking up that blank wall somehow.
4 RALPH FEY: So that big blank wall
5 won't be seen by any people because that big
6 blank is 22 feet farther back from this facade.
7 MS. McDONOUGH: Keep in the mic,
8 please.
9 RALPH FEY: The big blank wall is 22
10 feet farther back and no one will see it.
11 MS. McDONOUGH: Any other questions,
12 comment, thoughts?
13 MR. WISE: Another question. I think I
14 read where it's going to be wood siding and it's
15 going to be Boral siding, is that correct?
16 RALPH FEY: That is correct on either
17 side of the center addition we propose Boral
18 panel siding. This one on the lower section is
19 wood because it's currently wood, so we're just
20 going to repair it where we're taking away the
21 pent roof. So where the pent roof is being
22 removed, we propose wood to match the wood
23 clapboard down below. Above there, we propose
24 the panelized section to be Boral.
25 MS. CONNELL: Can you spell that,

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1 Ralph?
 2 RALPH FEY: B-o-r-a-l.
 3 MS. CONNELL: Thank you.
 4 MR. WISE: So the only problem with
 5 removing that pent roof as (indiscernible) it
 6 was, but then it that creates a big blank wall
 7 there on the street. I'm looking at this larger
 8 picture. Not sure what would be, if anything,
 9 appropriate to relieve that whether a band above
 10 the door across just to do something there.
 11 RALPH FEY: Continue a horizontal line
 12 to break up the mass of that wall? I'm quite
 13 comfortable with that.
 14 MR. WISE: Yeah, I think in lieu of
 15 putting a window there, 'cause I know the first
 16 floor --
 17 MS. McDONOUGH: I just want to make
 18 sure we're clear on the record what we're
 19 recommending and what the applicant's position
 20 is.
 21 MR. WISE: I'm looking at this and I
 22 see a big blank hole where the pent roof is to be
 23 removed and it leaves a big massive blank wall
 24 and a band of some sort -- yes -- coming from the
 25 lower element of the former pent may be some

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1 MS. McDONOUGH: So I just want to be
 2 clear, because I'm missing a few of the words
 3 hear. Ralph, what is your understanding of the
 4 modification.
 5 RALPH FEY: So it would be difficult to
 6 add a window above the door because in this part
 7 of the building, the ceiling is only eight feet.
 8 In the commercial or retail space, the ceiling's
 9 in that part is only 8 feet and that is where the
 10 mechanical systems reside.
 11 MR. WISE: No, I meant down to the
 12 right of the door.
 13 RALPH FEY: Here?
 14 MR. WISE: Yes.
 15 RALPH FEY: Oh.
 16 MR. WISE: It appeared that there was
 17 two small rooms in there a window wouldn't work
 18 there.
 19 RALPH FEY: It's a storage closet,
 20 unfortunately.
 21 MR. WISE: I guess another bad thing if
 22 -- I guess, if the interior was ever redesigned,
 23 a window would be appropriate there.
 24 RALPH FEY: Where's my owners?
 25 RALPH GIORDANO: You're requesting we

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1 definite feature to relieve that mass. I don't
 2 know if it work architecturally, but.
 3 MR. O'BRIEN: I'd make it in line with
 4 that fascia.
 5 RALPH FEY: Yes, yep. We're good with
 6 that.
 7 MR. WISE: What would you do? How
 8 would that be constructed, would you think?
 9 RALPH FEY: Probably do the same
 10 construction as that upper band which is, I
 11 believe a 10 board applied flat breaking up the
 12 clapboard. I thought you were going to suggest
 13 keeping that pent roof and I was going to
 14 horrified and say, I thought that was the only
 15 thing we did good.
 16 MR. WISE: 'Cause I also thought a
 17 window would be great in there too to the right
 18 of the door, but the interior doesn't call for
 19 that, given I think there's a closet back there
 20 or a stairway.
 21 RALPH FEY: So there is a stairwell
 22 here. If you wanted these windows to be a little
 23 taller, they could be. Windows could be a little
 24 taller, but what you're not seeing is the floor
 25 line in here, is about here.

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1 put a window there?
 2 MR. WISE: No, I don't it's appropriate
 3 now given the interior design, there'd be no
 4 place for a window, but in the future someday, a
 5 window could be very appropriate.
 6 RALPH GIORDANO: Yeah.
 7 MR. O'BRIEN: On sheet 2, that middle
 8 door that we're talking about is the stairs going
 9 up to the apartments, correct?
 10 RALPH FEY: So the middle door is an
 11 existing door and we're adding the stair.
 12 MR. O'BRIEN: Correct. And looking at
 13 the elevation on Sheet 04, that middle door is
 14 the one that's going up to the apartment,
 15 correct?
 16 RALPH FEY: Correct.
 17 MR. O'BRIEN: And there's a door to the
 18 left back with windows, correct?
 19 RALPH FEY: There's a door in the
 20 middle of the back with windows.
 21 MR. O'BRIEN: Right. That serves the
 22 first floor, correct?
 23 RALPH FEY: That serves what we call 7
 24 Bridge Street.
 25 MR. O'BRIEN: Okay. Again, I'm just

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1 looking at -- now, you go back to Sheet 2, that
 2 door and those windows aren't shown.
 3 RALPH FEY: We didn't put 7 Bridge
 4 Street on there.
 5 MR. O'BRIEN: Okay. All right.
 6 RALPH FEY: It's an existing component
 7 we didn't even measure it.
 8 MR. O'BRIEN: I just -- that's why I
 9 was confused, I was looking at the floor plan
 10 versus the elevation and those doors and windows
 11 aren't shown.
 12 RALPH FEY: It would've been helpful if
 13 we had continued this line and drawn the box
 14 there.
 15 MR. O'BRIEN: It's all right. No
 16 worries.
 17 RALPH FEY: I apologize. It is here.
 18 We just didn't draw the correct doorway on the
 19 front.
 20 MR. O'BRIEN: Right, right. That's all
 21 right. No worries.
 22 MS. McDONOUGH: So back to the -- what
 23 is a roof line modification, window or that still
 24 something that --
 25 MR. WISE: I'm sorry?

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1 RALPH FEY: Oh, that's right. We
 2 couldn't push it back because of the code.
 3 MR. VOSS: I was going to suggest one,
 4 but I just didn't know.
 5 RALPH FEY: We wanted to push it back.
 6 MR. VOSS: I guess, I did have one
 7 question and it's just a question, 'cause I don't
 8 know how it's handled. Looking from Bridge
 9 Street, at what I believe it's 10 South Main, you
 10 can see the -- you can see sort of --
 11 MS. McDONOUGH: You can see what? I'm
 12 sorry.
 13 MR. VOSS: You can see it sort of, a
 14 lot of it was hidden, of course, by this
 15 one-story addition that was put on there, but --
 16 and now that roof is gone. I didn't know if
 17 that's of concern, if it's just one of the things
 18 that happens in the corner lot. This is just me
 19 not knowing.
 20 RALPH FEY: So we did have another
 21 design and we didn't show multiple designs,
 22 because has not always gone well for us, but our
 23 other design was to bring that exact element
 24 forward all the way to the street creating a
 25 gable-end next to gable-end. We evaluated it and

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1 MS. McDONOUGH: You recommended some
 2 modification and I was just asking.
 3 MR. WISE: Yes. I recommended some
 4 type of band that would go across the portion of
 5 the building above the front door in line with
 6 the lower fascia element --
 7 MS. McDONOUGH: Would that be an
 8 extension of the roof line essentially?
 9 MR. O'BRIEN: No. It would just be an
 10 architectural effect on the building in line with
 11 the fascia of the pent, but up against the
 12 building.
 13 MS. McDONOUGH: Thank you.
 14 How do you feel about that?
 15 RALPH FEY: We're good with that.
 16 MS. McDONOUGH: Thank you for clarity
 17 for the record, that's perfect. Thank you so
 18 much
 19 MR. VOSS: Is there no roof over this
 20 door? I'm just thinking for rain and elements.
 21 RALPH FEY: So we pushed the door back,
 22 it's about 14 inches back. How far back is the
 23 door?
 24 MR. O'BRIEN: No. (Indiscernible) in
 25 line with the exterior wall.

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1 we weren't entirely in love with it and there's
 2 very few places in town where two gable-ends end
 3 in a little trough and we'd have to put a drain
 4 down there. It was less successful, but it was
 5 one of options we looked at for exactly that
 6 reason.
 7 MR. VOSS: Yeah, what I thought about
 8 that same thing, I realize you'd to have a
 9 (indiscernible) somewhere and you just decided to
 10 put it perpendicular to Main Street instead
 11 of Bridge Street.
 12 RALPH FEY: So if I can bold as to say
 13 we actually took our queues off the front of the
 14 building. So the front of the building has a
 15 gable-ended end and a continuation of that flat
 16 to the street and if you take that and apply it
 17 to the side, it literally took the same elevation
 18 and moved it around the corner. So we took all
 19 of our cues off the existing building when we
 20 could.
 21 MS. McDONOUGH: Anything else? If I
 22 understand correctly --- well, any other
 23 questions, comments or concerns?
 24 MR. VOSS: Yes, the hardware that's
 25 being used is it chosen to match 7.

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1 MS. McDONOUGH: Where are you?
 2 MR. VOSS: I just picked the corner. I
 3 just didn't know if it was matching 7 or if it
 4 was matching the --
 5 RALPH FEY: So the answer to your
 6 question is the corner door has vertical pulls on
 7 it, it doesn't have latching hardware because
 8 it's a double door. We've put on actual lock in
 9 latching hardware, so it does not match the
 10 corner entrance door.
 11 MR. VOSS: Will it match 7 then?
 12 RALPH FEY: I don't know what's on 7.
 13 MARK BAKER: I think it's a push-pull.
 14 MS. McDONOUGH: I'm sorry, I can't hear
 15 you.
 16 MARK BAKER: I don't know what's on 7,
 17 I'll be honest.
 18 RALPH FEY: We think it's knob and
 19 knobs are not legal. We really don't know what's
 20 on 7. We actually picked the hardware what we
 21 thought would feel appropriate and we need a
 22 lever handle.
 23 MS. McDONOUGH: You okay?
 24 RALPH FEY: We're not inviting
 25 customers in, the door's not gonna be left open.

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1 MS. McDONOUGH: We can do that.
 2 (Brief recess was taken.)
 3 MS. McDONOUGH: Okay. We're now going
 4 to just quickly revisit the roof replacement.
 5 JoAnn brought the samples of the, I guess,
 6 imitation slate. Question for you, you're
 7 familiar with these samples?
 8 MR. WISE: Yes. I don't know if those
 9 specific, but I'm familiar with the product.
 10 MS. McDONOUGH: In your expert opinion,
 11 do they replicate slate or do they not?
 12 MR. WISE: I think they replicate slate
 13 very well and there's different colors that could
 14 be chosen to make sure it's as appropriate as
 15 possible, whether it's the gray or the black. I
 16 would -- question that you have the snow breaker
 17 -- the ice breakers on the building now, is that
 18 correct?
 19 DAVID BROAD: I do not. It will
 20 probably be added, they were added in the back,
 21 they'll be added.
 22 MR. WISE: Okay.
 23 MS. McDONOUGH: You have talk louder
 24 for the record.
 25 DAVID BROAD: Yes. There are no snow,

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1 It will have a closer, it closes behind the
 2 occupants and we have a positive latch.
 3 MS. McDONOUGH: Anything else that --
 4 we do have one modification and there's been a
 5 couple of questions about other matters. Is
 6 there anything else that either you want to
 7 specifically request a modification or any other
 8 questions on this particular application?
 9 There was a modification put on the
 10 record, it's been agreed to. Subject to that
 11 modification, do I hear a motion to accept this
 12 application as presented?
 13 MR. O'BRIEN: So moved.
 14 MS. McDONOUGH: Second?
 15 MR. GADA: Second.
 16 MS. McDONOUGH: All in favor, aye?
 17 BOARD MEMBERS: Aye.
 18 MS. McDONOUGH: Any opposed?
 19 Application with a modification as
 20 stated on the record, we will be recommending a
 21 certificate of appropriateness. Thank you.
 22 Now, we're now going to quickly revisit
 23 the roof replacement.
 24 THE REPORTER: May I just take a two
 25 minute bathroom break?

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1 what are they called --
 2 MS. CONNELL: Snow guards.
 3 DAVID BROAD: -- snow guards, there are
 4 no snow guards there now. The intention is, yes,
 5 to add them.
 6 MS. McDONOUGH: Which color gray?
 7 DAVID BROAD: It's a light gray. I
 8 don't know which one exactly it is, it's the same
 9 color as all the rest. It'll match exactly
 10 whatever that is.
 11 MR. WISE: You know, as the guidelines
 12 points out, the simulated slate replicates it
 13 quite nicely. It's been around for probably 25
 14 years. I personally haven't heard anything bad
 15 about the product other than it's, you know, it's
 16 probably plastic, it's not as good for the
 17 environment as the original slate, obviously; but
 18 as far as its durability, I haven't heard
 19 anything bad about the product and I know it's
 20 used -- I think it's used sort of like
 21 HardiePlank is used for wood. It's -- it's
 22 become a generally accepted product. Again, I
 23 think it's a product of last resort. I mean, if
 24 you really feel that you can't fix what you have
 25 now, it sounds like you can't, then, I think,

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1 that's an appropriate alternative.
 2 MS. McDONOUGH: Yeah, I'm struggling a
 3 little bit. I really appreciate JoAnn bringing
 4 these over, it did help.
 5 Any other comments, questions? Okay.
 6 Do I hear a motion to approve --
 7 KEN MAISEL: Can I make a comment?
 8 MS. McDONOUGH: Of course, step up to
 9 the mic, though.
 10 KEN MAISEL: My name's Ken Maisel, New
 11 Hope Borough. I'm not making a judgment on the
 12 application and everything, but it just -- this
 13 is I've sat at enough HARB meetings and recognize
 14 this is one of those where there's this ambiguity
 15 --
 16 MS. McDONOUGH: Can't hear you, Ken.
 17 I'm so sorry.
 18 KEN MAISEL: Ambiguity as it relates to
 19 the guidelines because if all you have to do is
 20 make a case that, you know, you can't repair
 21 something or it's too expensive or something, and
 22 use the -- you know, something that is
 23 acceptable, but you know, it just seems like it's
 24 a -- it shouldn't even be a recommendation if you
 25 could just basically say that the economics -- I

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1 assessment on cost to repair. Not that we don't
 2 consider cost, but sometimes you know, you get to
 3 a point where it's cheaper to rebuild a whole
 4 house, but documentation of the challenges of
 5 repair would have helped me considerably.
 6 So those are struggles for me too, but
 7 again, I am just one vote.
 8 DAVID BROAD: I understand. I will
 9 just tell you, though, everything aside the
 10 horses have left the barn a long time ago.
 11 MS. McDONOUGH: Which horses?
 12 DAVID BROAD: There are seven homes
 13 here and six have -- or five have already --
 14 MS. McDONOUGH: I'm going to repeat it
 15 and I've repeated it so many times I think my
 16 board members are probably sick of hearing it.
 17 Take each application individually, some
 18 decisions in this town were good ones, some
 19 weren't good ones. Some people did repairs
 20 without consulting HARB, some got rulings that
 21 perhaps weren't good. The one thing I'd like to
 22 make it clear is that each application here is
 23 considered on its own merits and based on -- I
 24 mean, you got four votes, here, five votes.
 25 DAVID BROAD: I understand, I'm just

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1 say that, I'm not making a comment on it, because
 2 I think economics are staggering, but buying a
 3 historic home in the borough is an obligation as
 4 well. You know, so that comes with it.
 5 So personally I don't know if I have an
 6 opinion on it, but if the recommendation would be
 7 to put a slate roof back on to replace it or
 8 repair it, then that should be what's done or
 9 show evidence that it's six times as expensive
 10 and it's hardship that's impossible to deal with
 11 rather than I believe it's more expensive and
 12 that, you know -- these are just commentary that
 13 goes through my mind in terms of are we really
 14 trying to create a situation where it's not
 15 necessary to replace the slate roof or it is? So
 16 that's just my comment. I appreciate you
 17 grappling with it the way you are and, you know,
 18 you make a judgment on as to how -- we certainly
 19 approved synthetic slate roofs in the last few
 20 years. That's just my comment.
 21 MS. McDONOUGH: Thank you very much.
 22 I'm still struggling, that was enormously
 23 helpful, but the two things that are missing for
 24 me right now is an actual slate tile and compare
 25 to (indiscernible) roofs lately and an actual

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1 saying it's --
 2 MS. McDONOUGH: I'm just one. It's
 3 going to be -- all I ask from my fellow board
 4 members is to either vote yes or no, however they
 5 wish, based on their understanding of the
 6 guidelines in this application. So there are no
 7 horses in our barns.
 8 DAVID BROAD: Okay.
 9 MS. McDONOUGH: Any other comments,
 10 thoughts or questions for the applicant?
 11 MR. GADA: I think just getting
 12 clarification on exactly what color what would be
 13 helpful.
 14 DAVID BROAD: Okay. I can get that for
 15 you. Do I send it to JoAnn?
 16 Do I provide that to you?
 17 MS. CONNELL: Yeah, they can pass it
 18 along. The thing is the board can't vote. Let
 19 me just see, I'm just seeing if the submission of
 20 your roofer -- he did take a picture of what's up
 21 there. There is a photo. There's a photo of
 22 what's existing.
 23 DAVID BROAD: Yeah, I don't --
 24 MS. McDONOUGH: I guess --
 25 MR. O'BRIEN: What the board may want

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1 to consider is whatever motion is made, that it
 2 comes with the condition that the applicant
 3 matches the existing color as closely as
 4 possible.
 5 DAVID BROAD: That's perfectly
 6 acceptable.
 7 MS. McDONOUGH: Again, we can only rule
 8 -- you know, that's fine. My vote's going to be
 9 based on what's actually in front of me and
 10 that's, you know, again to say -- to ask them to
 11 match closely, that's fine, I guess, but right
 12 now we don't have the actual slate in front of
 13 us, we have -- we don't have any documentation
 14 about the replacement or the cost.
 15 Anything new on this one? Do I hear a
 16 motion to accept the application as presented?
 17 MR. O'BRIEN: Yes, with the condition
 18 that the applicant matches the existing color in
 19 material that has been presented -- in the
 20 material that's been presented as closely as
 21 possible.
 22 MR. VOSS: Can we assign one person on
 23 the HARB to agree that it matches that?
 24 MR. O'BRIEN: That'll -- that'll
 25 actually --

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1 MS. CONNELL: It will be done
 2 internally.
 3 MS. McDONOUGH: So revision then. Do I
 4 hear a motion as stated with modifications for
 5 the record to accept the application?
 6 MR. O'BRIEN: So moved.
 7 MS. McDONOUGH: Second?
 8 MR. GADA: Second?
 9 MS. McDONOUGH: All in favor?
 10 MR. VOSS: Aye.
 11 MR. O'BRIEN: Aye.
 12 MR. GADA: Aye.
 13 MS. McDONOUGH: All opposed?
 14 Nay.
 15 So we have how many yeas?
 16 MS. CONNELL: Three.
 17 MS. McDONOUGH: And one no.
 18 We will be recommending that the
 19 certificate of appropriateness be approved.
 20 DAVID BROAD: Okay. Thanks.
 21 MS. McDONOUGH: Did we ever hear back
 22 from 10 South Main?
 23 All right. We are now going to -- I'm
 24 losing my mind slowly -- 19 West Bridge Street
 25 gold vinyl leaf design on door and a sign for

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1 MS. McDONOUGH: We haven't really had
 2 any agents and at this point, I don't know.
 3 MR. O'BRIEN: The building inspector
 4 can make that determination.
 5 MS. CONNELL: The zoning officer also.
 6 MR. VOSS: Partly the reason I'm asking
 7 is there a variety colors on the roof right now,
 8 so the majority, the unpatched colors the, I
 9 guess, that's what I'm -- if we are not going to
 10 name a color right now --
 11 MS. McDONOUGH: We can't, because we're
 12 not -- that's the problem, we can't do that; but
 13 do you feel that if part of the obligation would
 14 be -- who would be determining the color was the
 15 same?
 16 MR. O'BRIEN: The builder inspection
 17 when he does the building inspection because they
 18 should be --
 19 MS. McDONOUGH: Why would he have an
 20 interest in the color.
 21 MR. O'BRIEN: Because they would --
 22 MS. CONNELL: Well, the zoning officer
 23 could actually do it for the color.
 24 MR. O'BRIEN: They should pull a
 25 building permit to replace the roof.

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1 business.
 2 JAMES SHIELDS: Hello, board members.
 3 My name is James Shields and I am the owner of
 4 the True Believers Barbershop, an old school
 5 barber shop straight razor shapes, classic cuts,
 6 beard trims, complimentary draft beer and all at
 7 19 West Bridge Street, New Hope.
 8 MS. McDONOUGH: Is everything that's
 9 important to you in your application present in
 10 this packet?
 11 JAMES SHIELDS: Yes, ma'am.
 12 MS. McDONOUGH: Is there anything you
 13 like to tell us or point out in the application?
 14 JAMES SHIELD: Everything I tried to be
 15 as depicted as possible. As far as the gold
 16 gilding on the windows, the front door, the two
 17 glass panes.
 18 MS. McDONOUGH: A little -- into the
 19 microphone, I'm so sorry.
 20 JAMES SHIELDS: It's sounds like I'm
 21 louder than I am. I'm sorry. So as far as the
 22 two panes of window and the door panels here, I'm
 23 going to have gilded in and that'll be the color
 24 itself as well. I'm going with a really, really
 25 great painter, sign painter, sign grader, window

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1 painter from Philadelphia, his name is Christian
2 Cantiello. He is the owner of Keystone Sign and
3 Co. If you go to his website -- I didn't provide
4 any of example work, but it's incredible. I just
5 watched him do a sign -- or a gilding of a window
6 in Doylestown where I currently have the barber
7 shop. And he did a great job, it's for a cafe
8 called Native Cafe. You'll see that on that
9 drawing it's going to be 12 by 12 on each glass
10 pane.

11 MS. McDONOUGH: Any questions?

12 MR. O'BRIEN: I have problem with the
13 signage on the door. Have you considered not
14 putting a light at the top of the barber pole.

15 JAMES SHIELDS: Yes, absolutely. I
16 talked to Tracy zoning officer and we already
17 agreed to adjust my application and -- you should
18 see it in there as well and it says, I will not
19 oscillate, I will not illuminate that pole, I
20 won't even have the wire. I just plan to mount
21 on the wall on the exterior to the right of the
22 front door and that will be it.

23 MS. McDONOUGH: So you're good the
24 layout.

25 JAMES SHIELDS: No light. I'm not

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1 there's the barber pole, the gilding of the two
2 front door panel panes of glass, as well as the
3 hanging sign. I'm not going to -- the business
4 that was there prior was Bliss and they had the
5 boutique. Their sign is still hanging there,
6 gonna keep the dimensions, try to keep it as
7 simple as possible and put my sign on top of the
8 existing sign as to not change anything but the
9 design.

10 MS. McDONOUGH: So wait, your sign is
11 the same size as the Bliss sign?

12 JAMES SHIELDS: Yes, ma'am.

13 MS. McDONOUGH: And you're using the
14 existing hardware or something different?

15 JAMES SHIELDS: I would use the
16 existing hardware unless otherwise suggested, not
17 a problem. And then as far as the aesthetic of
18 it, I provided the design through my shop name,
19 the logo and I plan to do something similar to
20 what was said as far as the way it will be laid
21 out, but I want to keep it very similar as to not
22 cause any discrepancies.

23 MS. McDONOUGH: Anything? I asked if
24 there was any questions on the whole application.
25 So we have the gold leaf sign, we have the

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1 doing a two light model as I said initially, I
2 went back and went with the single light.

3 MS. McDONOUGH: Slow down, I'm sorry.

4 JAMES SHIELDS: That's okay. I went
5 with a single light model it was to be a two
6 light that has a globe on top. In this case,
7 because of Tracy's recommendation, went ahead
8 with the single light model, as it's called, but
9 I will not have it wired. I will not have it
10 spinning. I will not have it illuminated
11 whatsoever. I think there's some kind of
12 mystique to having the pole outside as opposed to
13 inside. So I'll do that, if that's all right.
14 And that will be for the record, William Marvy
15 barber pole that dates all the way back to the
16 1950s. In fact, his first pole was lit on New
17 Year's Eve 1950.

18 So as far as keeping with the historic
19 nature of the town, I think it plays nicely with
20 that.

21 MS. McDONOUGH: Thank you for that.

22 Anything else? Questions, suggestions?

23 MR. VOSS: Is this the entire
24 application?

25 JAMES SHIELDS: There will also --

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1 hanging sign and we have the electric barber
2 pole. I think we have an adjustment on the pole.
3 Any other suggestions or questions regarding the
4 front door or the hanging sign.

5 MR. VOSS: Yeah, I have a question
6 about the hanging sign. So the intent is to have
7 the same just lift what's on the door and put on
8 Bliss -- or on --

9 JAMES SHIELDS: Essentially, the exact
10 same --

11 MR. VOSS: The reasoning I was asking
12 that is, it seems looks a square sign would be
13 more fitting for that logo. Having a wide sign,
14 you'd have all this void space it seems like it's
15 going to crimp your design not show up well. In
16 the historic district, a square sign's preferred,
17 so if we move to that direction. And that's not
18 in historic district, right, it's just across the
19 treat from it?

20 MS. McDONOUGH: I'm sorry. I didn't
21 hear you.

22 MR. VOSS: Is this in the district or
23 is it across the street from it?

24 MR. WISE: It's in.

25 JAMES SHIELDS: I believe it's in the

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1 historic district.
 2 MR. VOSS: So then that's -- so, again,
 3 recommendation is for square signs or close to
 4 those dimensions. So it would actually be
 5 (indiscernible) to sort of correct what Bliss had
 6 done.
 7 JAMES SHIELDS: Okay.
 8 MS. McDONOUGH: I have no issue with
 9 the shape.
 10 MR. VOSS: With what?
 11 MS. McDONOUGH: The sign, the shape
 12 we're talking about?
 13 MR. VOSS: Um-hmm. It's recommended it
 14 be square and like I said, that's coupled with
 15 the fact I think I think we looked at it layout.
 16 MS. McDONOUGH: The guidelines say
 17 square?
 18 MR. VOSS: Yeah, 8.2.13.
 19 MS. McDONOUGH: Okay.
 20 MR. WISE: The existing chain system
 21 would allow that anyway.
 22 MR. VOSS: It's a little extra length,
 23 I don't think it's going to hit pedestrians, plus
 24 it's over a potting -- if I recall it's over a
 25 planting.

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1 guidelines.
 2 MS. McDONOUGH: Yeah, 8.2.1.13 does
 3 permit rectangular, square or oval. We've
 4 approved signs of all different shapes. In fact,
 5 we've had -- signs we've actually approved
 6 multiple shapes on buildings.
 7 Anyone else have an issue with shapes?
 8 MR. O'BRIEN: No, ma'am.
 9 MR. GADA: No.
 10 MS. McDONOUGH: No, I don't have an
 11 issue with it either.
 12 MR. VOSS: Well, I guess the reason,
 13 part of the reason I'm saying this is because,
 14 you know, the proposal was changing only design
 15 and name and there was no design on the sign. So
 16 it seems to me the design is square. The name is
 17 -- trying to elongate it vertically, none of that
 18 fits in with a horizontal rectangular sign.
 19 That's why the recommendation is --
 20 JAMES SHIELDS: You want to kill the
 21 void space, that makes sense.
 22 MS. McDONOUGH: That's a personal
 23 decision, he's giving you a suggestion based on,
 24 you know, kind of support you got in terms of
 25 just appropriateness as presented. It's an

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1 JAMES SHIELDS: Would that require me
 2 to come back to secondary HARB meeting to get --
 3 for that sign or would adjustment be approved
 4 that today?
 5 MR. VOSS: Since you didn't have the
 6 layout shown to us, I think we can discuss that.
 7 If it's just going to be of the design placed on
 8 the square, I think we can probably approve that.
 9 JAMES SHIELDS: Okay. That would be
 10 great.
 11 MR. VOSS: I do love the idea of carved
 12 if possible, but I understand that expensive.
 13 JAMES SHIELDS: I will do everything in
 14 my power if that's what you think would look
 15 best, I'll do my very best to get that. I do
 16 like the idea, the carved stands out more, I'm
 17 very much on board with that.
 18 MS. McDONOUGH: So the guideline does
 19 allow for rectangular, square, oval or anything
 20 else, is there any change or adjustment that we
 21 are making here?
 22 JAMES SHIELDS: If it's not unnecessary
 23 then I would like to go with that, if it is
 24 recommended that the square shape is better per
 25 the guidelines, I will adhere to those

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1 opinion, just want a votes that it is
 2 appropriate.
 3 JAMES SHIELDS: Appreciate it.
 4 MS. McDONOUGH: Again, if someone has a
 5 suggestion that appeals to you think and you
 6 think it's going to be better. That's your
 7 choice.
 8 JAMES SHIELDS: Thank you.
 9 MS. McDONOUGH: Anybody have
 10 modification on the barber pole? Any other
 11 modification that we believe is necessary for
 12 approval?
 13 MR. O'BRIEN: No, ma'am.
 14 MR. WISE: I just -- I have a question
 15 on the barber pole. I had a problem with the two
 16 light given the design guidelines.
 17 MS. McDONOUGH: He agreed to one -- he
 18 agreed to --
 19 MR. WISE: Right. I understand that.
 20 I just as far as the movement of it, I don't
 21 think that is contrary to the historic district
 22 especially with this new building, but I --
 23 you're not going to wire it at all, is that
 24 correct?
 25 JAMES SHIELDS: I just -- the zoning

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1 officer Tracy, she suggested that the
 2 oscillation, the illumination would go against
 3 those guidelines, so ipso facto, you got it. Not
 4 a problem.
 5 MS. McDONOUGH: I think, unless there's
 6 something specific, I'd like to get a vote on
 7 this, if that's all right.
 8 If I understand correctly, right now is
 9 the application as presented with modification on
 10 the barber pole, the top light will not be
 11 present. Given that, do I hear a motion to
 12 approve as presented with that modification.
 13 MR. O'BRIEN: So moved with an
 14 additional condition that the applicant can
 15 utilize the existing rectangular sign or a square
 16 sign in its place.
 17 MS. McDONOUGH: I think that's great.
 18 I think that's perfect.
 19 MR. GADA: I second it.
 20 MS. McDONOUGH: As stated on the
 21 record, do I have a second?
 22 MR. GADA: I do.
 23 MS. McDONOUGH: All approved, all in
 24 favor, aye?
 25 BOARD MEMBERS: Aye.

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1 Put your names on record.
 2 LOUISE FEDER: Hi. I'm Louise Feder
 3 and I live at 10 West Randolph.
 4 ROSS KEYES: I am Ross Keyes, I also
 5 live at 10 West Randolph Street.
 6 MS. McDONOUGH: You presented, you've
 7 given us some pictures. There's a picture of the
 8 -- of your home, there is -- all right. If I
 9 understand your picture correctly, there is no
 10 existing fence in the front now, is that
 11 accurate?
 12 LOUISE FEDER: Not in the front, there
 13 is a fence along the side.
 14 MS. McDONOUGH: On the side and that's
 15 in here and you plan on moving it?
 16 LOUISE FEDER: Yes, it's deteriorated
 17 beyond use.
 18 MS. McDONOUGH: Tell me about the fence
 19 you want to put in. I'm interested particularly
 20 in the height of the fence in the front of your
 21 building.
 22 LOUISE FEDER: It's the same --
 23 MS. McDONOUGH: I can't hear you. So
 24 sorry.
 25 LOUISE FEDER: I can't remember the

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1 MS. McDONOUGH: Any opposed?
 2 We will recommend, with that
 3 understanding, that you can change the sign
 4 shape.
 5 JAMES SHIELDS: Thank you. Can I also
 6 ask one favor? I am awaiting my loan, an SBA
 7 loan --
 8 MS. McDONOUGH: I'm sorry.
 9 JAMES SHIELDS: I acquired an SBA loan
 10 to open this barber shop. And in order to get my
 11 first loan disbursement and to receive my loan
 12 closure, this meeting meant everything. It came
 13 down to the HARB meeting approval. I'm just
 14 curious if you'd be so kind just to write some
 15 kind of written approval that says this is
 16 happened and I can get that done as soon as
 17 possible as far as my loan closure.
 18 MS. CONNELL: I can help with that.
 19 The borough manager, give us a call in the
 20 morning.
 21 JAMES SHIELDS: You're the best, JoAnn.
 22 Is that on record? Thank you guys.
 23 MS. McDONOUGH: One more application
 24 for the evening. That would be 10 West Randolph
 25 Street, a fence.

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1 height?
 2 ROSS KEYES: It's three feet high.
 3 LOUISE FEDER: Yeah, so three feet high
 4 in the front and then the majority along the
 5 side. We did speak with Tracy. I have an
 6 updated plan just to show where exactly the
 7 privacy fence would start. It is further back.
 8 I think you might have that in your packet. But
 9 we went with a spaced spindled picket fence, the
 10 thinking being that there are a number of houses
 11 in the historic district that already use the
 12 design. We like that it was less of a visual
 13 impediment than a wider picket so you can still
 14 see the majority of the house. For us, I mean,
 15 aesthetically, we're very excited to have a
 16 fence, but it's primarily a safety concern. We
 17 have a four year old son and we're right across
 18 from that busy parking lot.
 19 MS. McDONOUGH: I'm sorry.
 20 LOUISE FEDER: The parking lot on West
 21 Randolph Street is a safety concern for us. We
 22 want to make sure we're able to have our son in
 23 the yard and not get hit by cars. We had a
 24 couple of close calls, so we're eager to put just
 25 a fence in the front and along the side use, so

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1 he can use the yard and not --
 2 MS. McDONOUGH: So you're recommending
 3 a fence that there's no visual through it, it's
 4 (indiscernible) fence, right, it's solid? Is
 5 that right?
 6 MR. GADA: No.
 7 LOUISE FEDER: Restate that.
 8 MS. McDONOUGH: Which fence are you
 9 recommending? I'm so sorry.
 10 LOUISE FEDER: It's a spaced spindled
 11 picket fence. I think you'll see examples in
 12 there of both picket -- that type of fence.
 13 (Indiscernible) fencing company is one example of
 14 that in the historic district.
 15 MS. McDONOUGH: So the front of the
 16 building will be picket?
 17 LOUISE FEDER: Correct.
 18 MS. McDONOUGH: About three feet high?
 19 LOUISE FEDER: Correct. We did read
 20 the letter and I know that there was a
 21 recommendation for the small (indiscernible) as
 22 the privacy fence to be a different top. We're
 23 very happy to switch to the lattice top, that's
 24 no problem.
 25 MS. McDONOUGH: This will be a wooden

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1 along this side.
 2 MS. CONNELL: May I have a copy too,
 3 Louise?
 4 Thank you very much.
 5 MR. VOSS: The change is the area where
 6 it graduates up --
 7 MR. WISE: About halfway --
 8 MR. VOSS: Yeah, okay. So it's 20 feet
 9 back from the front, 25 feet back.
 10 MR. WISE: And how does it go up, just
 11 the one fence butts up to the higher fence?
 12 LOUISE FEDER: The spindles would
 13 graduate up higher.
 14 ROSS KEYES: Over about the two foot
 15 line. It would graduate up.
 16 MR. VOSS: So with the picket fence
 17 rising --
 18 LOUISE FEDER: That's right.
 19 MR. VOSS: -- and then to a solid
 20 fence.
 21 LOUISE FEDER: Um-hmm.
 22 MR. WISE: So what I think the good
 23 thing about that is, is and in using the lattice
 24 fence it shows off more of the historic building.
 25 And seems like a nice way of transitioning.

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1 fence?
 2 LOUISE FEDER: Correct.
 3 MS. McDONOUGH: Painted?
 4 LOUISE FEDER: It's in the application.
 5 There's sample color, it's the exact same --
 6 MS. McDONOUGH: I'm staring right at
 7 it.
 8 LOUISE FEDER: It's the same color that
 9 this HARB approved for the trim of our house last
 10 summer. So we match the trim.
 11 MS. McDONOUGH: Any questions?
 12 MR. VOSS: What is the distance that
 13 you were planning to have it taper up to the new
 14 height.
 15 LOUISE FEDER: I can show you, would
 16 you like the -- so if you like you can pass that
 17 down.
 18 MS. CONNELL: Could you give us both a
 19 copy too?
 20 MR. VOSS: Well, we've seen these, I
 21 believe.
 22 LOUISE FEDER: Well, after we spoke
 23 with Tracy, the space where the privacy fence
 24 would start is further back. So it would be less
 25 of a visual block anyway, so it's further back

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1 LOUISE FEDER: Thank you.
 2 MR. VOSS: Did you have a final
 3 decision of what the solid fence would look like?
 4 LOUISE FEDER: So initially we had sent
 5 just the flat top, the lattice picture that you
 6 guys have is pretty standard, so we're happy to
 7 do that lattice.
 8 MR. WISE: I think it's on page 2 on my
 9 letter. It's this one down here?
 10 LOUISE FEDER: Yes.
 11 MR. WISE: Okay. The lower left on
 12 page 2 of my letter.
 13 MR. VOSS: If I recall it's only about
 14 12 feet long, is that --
 15 LOUISE FEDER: Yes, for the lattice
 16 sect -- for the privacy fence section?
 17 MR. VOSS: Right.
 18 LOUISE FEDER: Yes. The one that I
 19 just sent, that's right.
 20 MR. VOSS: Well, 12 feet there and then
 21 a gate.
 22 MR. WISE: Yeah, and then the gate,
 23 yeah. Again, in my letter those were just where
 24 I found these. I wasn't -- I mean, you could
 25 probably get this fence anywhere, I don't know

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1 where Capital Fence is, it's just the type of
 2 fence.
 3 LOUISE FEDER: We initially went with
 4 the flat top because we thought we saw more of
 5 those. I think lattice is lovely, so that's
 6 fine.
 7 MS. McDONOUGH: Any other questions?
 8 MR. O'BRIEN: No, ma'am.
 9 MR. VOSS: The color, will it all be
 10 that white?
 11 LOUISE FEDER: Yes.
 12 MS. McDONOUGH: Any concerns? Is there
 13 a motion to approve the application as presented?
 14 MR. GADA: I do.
 15 MS. McDONOUGH: Second?
 16 MR. O'BRIEN: Second.
 17 MS. McDONOUGH: All in favor?
 18 BOARD MEMBERS: Aye.
 19 MS. McDONOUGH: Any opposed?
 20 LOUISE FEDER: Thank you so much.
 21 MS. McDONOUGH: We will be recommending
 22 a certificate of appropriateness.
 23 I am assuming since nobody else is left
 24 in this room, I'm going to take leap here about
 25 the applicant who did not appear, is still not

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1 MS. McDONOUGH: I appreciate your
 2 pointing that out.
 3 MS. CONNELL: Just table it. Yeah,
 4 thank you.
 5 MS. McDONOUGH: Anything procedural
 6 that I can go over, I'm very grateful for --
 7 MR. WISE: Well, question on procedure.
 8 So the applicant must attend the meeting, is that
 9 correct?
 10 MS. McDONOUGH: I'm sorry?
 11 MR. WISE: The applicant must attend
 12 the meeting, yes or no?
 13 MS. CONNELL: Well --
 14 MR. O'BRIEN: Technically in accordance
 15 with the Pennsylvania Historic Museum Commission,
 16 they do not. The HARB board is supposed to
 17 consider the application as submitted. They can
 18 or cannot make a presentation.
 19 MR. WISE: So there'd be no reason to
 20 table it. I mean, unless there's a question
 21 about the application.
 22 MS. McDONOUGH: Well, people
 23 (indiscernible) to appear for the application.
 24 MR. WISE: I'm sorry.
 25 MS. McDONOUGH: If nobody's here the

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1 here for the application. We have now gone
 2 through all our applications.
 3 We are now on the part of our evening
 4 where we approve the minutes of March 3.
 5 MR. O'BRIEN: Madam Chairman, for the
 6 record, do we want to deny the application that
 7 no one showed up for?
 8 MS. CONNELL: No.
 9 MS. McDONOUGH: Yeah, you're right.
 10 MS. CONNELL: I just think you should
 11 table it, because that's going to be -- he's
 12 going to have to -- the denial process is a
 13 little different. I don't know if that's the
 14 right way to go because --
 15 MR. O'BRIEN: All right. Well, for the
 16 record then, we have to table it, that's correct.
 17 You can do it that way.
 18 MS. CONNELL: Because it takes five
 19 days and then they have to go to council and
 20 appeal it. It's not the same as not accepting
 21 it.
 22 MS. McDONOUGH: Are you comfortable
 23 just --
 24 MR. O'BRIEN: I'm comfortable on the
 25 record specifically tabling it, yes.

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1 best thing we can do is table it.
 2 MR. WISE: If no one's here --
 3 MR. O'BRIEN: If no one's here, you can
 4 either approve or deny it or you can table it
 5 pending receipt of additional information for
 6 their presentation.
 7 MS. McDONOUGH: Since nobody appeared,
 8 I would prefer to simply table it.
 9 MR. WISE: If I was the applicant, I
 10 would possibly question that and say, I couldn't
 11 make it, but my application was in order why
 12 would it be tabled?
 13 MS. CONNELL: Well, it should -- the
 14 thing is the paint colors aren't there really.
 15 There are some elements missing, so we were
 16 hoping that they would present those elements.
 17 MR. WISE: Okay. That --
 18 MR. VOSS: I had questions about the
 19 colors, so since they're not here to answer it --
 20 MS. CONNELL: What happened was with
 21 several month process of the virus, you know,
 22 people were tumbling anyway and I think that it
 23 was just an oversight. I'm the one who put out
 24 reminders, as everybody knows, constantly. And I
 25 think tabling it is good and then invite him back

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1 in August, you know.
 2 MS. McDONOUGH: Approval of the
 3 minutes. Did everybody get a copy of the minutes
 4 that JoAnn had sent? Did you all read them word
 5 for word?
 6 Do I have a motion to approve the
 7 minutes as they were sent to us from the last
 8 HARB on March the 3rd? Do I hear a motion?
 9 MR. GADA: Yes.
 10 MS. McDONOUGH: Second?
 11 MR. VOSS: Second.
 12 MS. McDONOUGH: All in favor?
 13 Minutes are approved.
 14 MR. O'BRIEN: I won't say anything
 15 because I wasn't at that meeting.
 16 MS. McDONOUGH: That's probably the
 17 right decision. Motion is they're approved.
 18 Meeting is adjourned.
 19 (Meeting concluded at 9:56 p.m.)
 20
 21
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 25

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1
 2
 3
 4 CERTIFICATE
 5
 6
 7
 8 I hereby certify that the proceedings
 9 and evidence are contained fully and accurately,
 10 to the best of my ability, in the notes taken by
 11 me at the meeting in the above matter; and that
 12 the foregoing is a true and correct transcript of
 13 the same.
 14
 15
 16
 17 TARA WILSON, C.R.
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