

BEFORE

HISTORIC & ARCHITECTURAL REVIEW BOARD

In Re: Regular Meeting

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MONDAY, OCTOBER 2, 2018

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A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 7:00 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

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1 HARB MEMBERS:
 2 Dee Dee Bowman, Chairwoman
 Carolyn Chaiko, AIA (Late Arrival)
 3 Kevin Joy, Vice-Chair
 Enid McDonough
 4 Justin Lucas
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1 MS. BOWMAN: I'm going to call the
 2 meeting to order.
 3 MS. McDONOUGH: Enid McDonough.
 4 MR. LUCAS: Justin Lucas.
 5 MR. JOY: Kevin Joy.
 6 MR. ENNIS: Jim Ennis
 7 MS. BOWMAN: Dee Dee Bowman. We're
 8 going to start with an application and it's
 9 actually -- I can't read the --
 10 JANE TILL: 57 West Ferry.
 11 This little mark actually covers the
 12 address -- 57 West Ferry Street. It is a door
 13 and it's paint and so -- and you have submitted
 14 some photographs and it's a dark blue, yes?
 15 JANE TILL: No, I want to do a -- I'd
 16 like to do a --
 17 THE REPORTER: May I just have your
 18 name, ma'am?
 19 JANE TILL: I'd like to do a black.
 20 MS. BOWMAN: Oh, black.
 21 JANE TILL: Right now it's --
 22 MS. BOWMAN: Oh, you want to do black?
 23 JANE TILL: Yeah. It's dark green
 24 right now.
 25 MS. BOWMAN: Okay. So that -- all

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1 I N D E X
 2 PAGE
 3 1. Roll call 4
 4 2. New Applications:
 A. 57 W. Ferry; Painting Front Door 4-6
 5 B. Joseph Stanley Park(Cintra)
 project/181 West Bridge Street 6-24
 6
 3. Approval of the Minutes for the
 7 September 5, 2018 meeting 25
 8 4. Adjournment 25
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1 right. So black, is it a shiny black?
 2 THE REPORTER: Excuse me. I just need
 3 her name, please.
 4 JANE TILL: I'm Jane Till, T-i-l-l.
 5 THE REPORTER: Thank you.
 6 JANE TILL: Whatever I have to do, I'd
 7 like to do satin, but if you want shiny, I can do
 8 -- I just looked -- the one's on the street like
 9 Larry's was a satin finish.
 10 MS. BOWMAN: So may I have a motion to
 11 approve the application as submitted?
 12 MR. JOY: I make that motion.
 13 MR. LUCAS: I second.
 14 MS. BOWMAN: All in favor?
 15 Excuse me, I have to say discussion,
 16 public? Anything?
 17 All in favor?
 18 BOARD MEMBERS: Aye.
 19 JANE TILL: Thank you. What do I have
 20 to do when they come paint, do I need a permit?
 21 MR. ENNIS: N.
 22 MS. McDONOUGH: A brush, we recommend a
 23 brush.
 24 JANE TILL: Okay. I can do that.
 25 MR. ENNIS: You don't need a building

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1 permit for paint.
 2 JANE TILL: Okay. So nobody can come
 3 --
 4 MS. BOWMAN: JoAnn will get -- can you
 5 go -- I mean --
 6 (Discussion off the record.)
 7 JANE TILL: Thank you very much.
 8 MS. BOWMAN: Okay. Hi. I'm well, how
 9 are you doing? You've done a lot of work since
 10 we met last month, I can see.
 11 JOSEPH PRICE: Is this indicative how
 12 this is gonna go?
 13 MS. BOWMAN: Wouldn't that be nice.
 14 MS. McDONOUGH: Pass this down, please.
 15 PETER STAMPFL: Does everyone have a
 16 copy?
 17 Okay. So since our meeting in
 18 September, we had done additional work on the
 19 plan. We have a large copy on the plan, we also
 20 have it up on the screen, as well as the 11 by 17
 21 handouts. And one of the comments that we heard
 22 at the last meeting was the carports if we can
 23 find a different location for them.
 24 So you'll notice that the carports that
 25 were adjacent to the Cintra Mansion, if you're

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1 looking at the 11 by 17, it would be on the
 2 right-hand side of the mansion. They have been
 3 relocated, so they are no longer to the side of
 4 the mansion.
 5 In addition if you look at the left
 6 bottom of the page, the lower most left-hand side
 7 parking, there were carports in that area as
 8 well, they've now been redistributed across the
 9 site as well. So I think that was one of the
 10 items that we had discussed. We had created a
 11 plan showing that and last evening we presented
 12 this plan to the planning commission and we did
 13 receive their recommendation for final approval,
 14 so they were comfortable with moving the carports
 15 in the location we designated.
 16 One of the other items that we
 17 discussed was the color of the new construction
 18 clusters. So we do have the color samples here.
 19 Now, it is our understanding, 'cause we made some
 20 changes to the architecture that you wanted to
 21 look at Cluster 1 and Cluster 2, as well as
 22 Cluster 3. So I can go through clusters -- this
 23 is Cluster 1.
 24 This is, if you're looking at the 11 by
 25 17, it's the left bottom cluster. And you can

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1 see we've gone with the darker color concept,
 2 still earth and natural tones, but much darker
 3 than we had presented previously. And these
 4 three sample boards are representative of the
 5 colors that we have selected. It's a
 6 cementitious siding product, Allura makes it,
 7 they -- it's similar to Hardie, but we felt that
 8 the color pallet and some other features we like
 9 better than what Hardie offered, so we've gone
 10 with this. It's smooth, as you can see, on these
 11 darker muted colors.
 12 On the red wood because it is wood,
 13 supposed to look like wood, we have gone with the
 14 grain and that adds a little depth to the color
 15 and texture in parts of the building. We thought
 16 it was a nice contrast and just kind of smooth
 17 everywhere.
 18 MR. ENNIS: Pete, just Joann's not here
 19 to take notes, is there anywhere within the
 20 documents that you gave us, where the material
 21 types is clearly stated or --
 22 PETER STAMPFL: On the elevations,
 23 we've noted the manufacturer, the color on each
 24 elevation, so all she has to do reference that
 25 and the information should be on there.

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1 In addition to the siding, the soffit
 2 material is made by the same company, they did
 3 not have the color -- the color -- they did not
 4 have the color to match. This is the material
 5 how it looks, it's a vented soffit. It will be
 6 whatever color is appropriate for the building.
 7 So this is the material, it's not the right
 8 color.
 9 MS. BOWMAN: Will it be a darker color?
 10 PETER STAMPFL: It'll be one of these.
 11 MS. BOWMAN: Oh, one of these.
 12 PETER STAMPFL: It'll be one of these
 13 colors.
 14 MS. McDONOUGH: Whichever color we
 15 approve.
 16 MS. BOWMAN: Got it. These are both
 17 being used --
 18 PETER STAMPFL: Correct.
 19 MS. BOWMAN: Whichever one's closest to
 20 the soffit in that cluster?
 21 PETER STAMPFL: Yes.
 22 MS. BOWMAN: Got it.
 23 PETER STAMPFL: So this is the north
 24 elevation of Cluster 1. This the one that from
 25 Bridge street you would see through the trees,

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1 you would catch glimpses of it.
 2 (Carolyn Chaiko arrived.)
 3 PETER STAMPFL: Cluster No. 2, again,
 4 the same color pattern. This is the north
 5 elevation, as well. This is one that would be
 6 somewhat visible from Bridge Street.
 7 MS. BOWMAN: So you actually have an
 8 angle of color? You have a triangle --
 9 PETER STAMPFL: No, that's a shadow
 10 line.
 11 MS. BOWMAN: Got it. I was being --
 12 PETER STAMPFL: No, it's -- this is a
 13 3D model, so it does show how the sun will cast
 14 shadows on the elevations, so they are not just
 15 flat to the elevations.
 16 Cluster 3, which is the one that is
 17 closest to Bridge Street, the one that was a
 18 topic of lengthy discussion last -- last time.
 19 This is, again, the north elevation, which is one
 20 that's visible by the street. You can see on the
 21 left-hand portion is the darker color, which is
 22 this one here. And then we have the lighter
 23 gray, as well as the red wood accent and break up
 24 the two different colors.
 25 What we did is we looked at lowering --

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1 front of the mansion will be less than it is now
 2 to make the mansion stand out?
 3 PETER STAMPFL: Yes.
 4 MS. BOWMAN: So there will be a sight
 5 line. But this has a less boxy feel because of
 6 the soffit. And so it will be seen from quite a
 7 distance.
 8 PETER STAMPFL: Correct.
 9 MR. ENNIS: Pete, do you still have --
 10 if I remember from last night, didn't you have
 11 some nice renderings that kind of show those
 12 views?
 13 PETER STAMPFL: Yes. I was going to go
 14 through that, Jim. I wanted to walk through the
 15 clusters, 'cause I know that's something we had
 16 to revisit 1 and 2 and just wanted to show
 17 continuity and architectural design and color and
 18 materials.
 19 So we can jump to the perspectives that
 20 we created. So on the 11 by 17 in front of you,
 21 you can see there are some key notes where the
 22 views were taken from. The first one if you look
 23 at the entry drive, you can see No. 1, so that is
 24 the view. And what we've done is, you know, we
 25 revisited the landscape plan so all of the

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1 you can see that the eave line on the right-hand
 2 side is lower on that portion of the building and
 3 again that's to bring the mass down so that the
 4 elevation that is closest to the mansion, as well
 5 as close to the street, steps down somewhat. And
 6 we introduced other angles onto the building, so
 7 it doesn't feel as boxy as massive and I can show
 8 you that in the other elevations.
 9 So the east elevation is the one that
 10 faces Kiltie Drive. You can see there are shed
 11 dormers -- or, I'm sorry, shed roofs on the back
 12 as well to help break up that mass. Again, the
 13 three primary colors we have the samples. For
 14 the south elevation, this faces the barn and the
 15 parking area by the barn. And the west
 16 elevation, is the elevations that faces the
 17 mansion. You can see it at the left-hand portion
 18 where the small shed dormer -- because we dropped
 19 the entire roof line down. So to get the window
 20 heights to work, the windows to function
 21 properly, we added a shed dormer, but also to
 22 help break up the mass of that -- that portion of
 23 the building as well.
 24 MS. BOWMAN: And that west elevation
 25 will be -- can be seen because the vegetation in

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1 plantings that you see here is what is presented
 2 on the landscape plan.
 3 So the flowering shrubs or trees that
 4 are shown, they actually are flowering shrubs or
 5 trees. We have done our best to get to the
 6 height of something that is close to what it
 7 would be like when it was first planted. So
 8 we're not trying to reflect this as this is how
 9 it looks when it's mature. These will grow
 10 taller as they mature, but we also didn't want to
 11 put giant trees everywhere and, you know, it
 12 would pretty much obscure portions of the view of
 13 the mansion.
 14 MS. BOWMAN: Especially with the
 15 flowering trees that grow much more slowly than
 16 some of the other landscape trees.
 17 PETER STAMPFL: So the one thing we did
 18 with this rendering is we removed some of the
 19 flower shrubs so that you can see how Cluster No.
 20 3 looks with the colors. We feel the darker
 21 muted colors help the building just bleed into
 22 the background and the mansion is prominent in
 23 the foreground. So, you know, we took to heart
 24 the suggestion of the darker colors and we feel
 25 it achieves what the intended purpose was.

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1 This is a shot taken from the sidewalk
 2 of the high school -- school. And you can see
 3 we've added the planting that will -- added the
 4 flowering shrubs, bushes and the ground cover.
 5 And this is currently what you see and it would
 6 be enhanced with low plantings. So some of these
 7 trees, the one that is in the foreground, that
 8 will be removed that is one of the trees slated
 9 for removal.

10 And then we revamped the view that we
 11 have from what is designated as No. 3. You can
 12 see that we have added additional planting,
 13 evergreens in front of Cluster No. 3. There are
 14 American Holly that were part of the original
 15 landscape plan, and then to the left, we've added
 16 arborvitae. We also discussed with the planning
 17 commission that if there is room, we're more than
 18 happy to add pine and spruce as well. Our
 19 landscape architect is going to weigh in on that.
 20 The last thing we want to do is plant too much
 21 and half of it dies. So he'll be able to tell us
 22 what realistically can be planted in addition to
 23 what is shown here.

24 MR. ENNIS: And just to weigh in real
 25 fast, during the planning commission meeting, in

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1 So we feel that we've addressed the
 2 concerns that HARB had and we hope you feel we
 3 did the same.

4 MS. BOWMAN: I have a question. How
 5 many feet is it from the street to the front of
 6 the -- front facade? So that would be the north
 7 facade.

8 PETER STAMPFL: We do have the -- the
 9 engineer's plans as well.

10 MS. CHAIKO: I'm guessing it's 35 feet.

11 MR. LUCAS: I think it's 50.

12 PETER STAMPFL: It's at least -- the
 13 front yard setback, I think, is 50 feet and you
 14 still had the right-of-way.

15 MR. ENNIS: If I recall from the last
 16 meeting, I think we said something close to 70.

17 MR. LUCAS: It's 50 from the lot line
 18 and then you've got the sidewalk and the
 19 right-of-way.

20 MR. ENNIS: Yeah, so from the actual
 21 curb itself --

22 MR. LUCAS: Call it 62 or something.

23 MS. BOWMAN: Yeah, right, yeah.

24 MS. BOWMAN: So that's a good deep
 25 planting field. So my guess is you can get a

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1 essence, the game plan, for lack of a better
 2 description, will be that Pete and Joe's
 3 landscape architect will submit, in essence,
 4 their proposal to be reviewed by our borough
 5 engineer's landscape architect. And it'll
 6 basically be formalized in some way, so that --
 7 that what's supposed to be achieved as far as the
 8 screening, will be achieved, depending on what's
 9 proposed and if any suggestions or
 10 recommendations need to be tweaked or amended
 11 during that process from the borough engineer and
 12 landscape architect.

13 PETER STAMPFL: Thank you, Jim.

14 The last view, we had shown a side
 15 section the last time in September when we were
 16 here. This is the same view, but we have kept
 17 the planting per the landscape plan in this
 18 section now. We had thinned it out so that you
 19 can see the architecture more, we've now left the
 20 trees that are to remain plus the additional
 21 landscaping in the view. So, again, I think you
 22 can see that the mansion, your eye's drawn to the
 23 lighter color in the center. The muted colors
 24 for the new construction kind of just blends in
 25 with the -- the background and the trees.

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1 white pine in there even with those (inaudible)
 2 shown, which will be really nice.

3 PETER STAMPFL: Yes.

4 MR. ENNIS: Pete, you did mention a
 5 white pine last night too, right, didn't you show
 6 --

7 PETER STAMPFL: Yeah. We said pine or
 8 spruce, something that is gonna be a faster
 9 growing evergreen. We didn't want to say it's
 10 going to be this or this, although white pines
 11 are pretty, there might be something that has a
 12 little more character and will also grow quickly
 13 and do the same thing, but ultimately be a little
 14 more pleasing to the eye. So we're going to let
 15 our landscape architect -- we've already talked
 16 to him, he's aware of what he needs to do for the
 17 round. We wanted to meet with you first, make
 18 sure that we're all comfortable before we cut him
 19 loose on something.

20 MR. ENNIS: And just probably for
 21 HARB's comfort level, as well as just something
 22 you should know, it is something that most likely
 23 will -- if not stated as a clear condition in the
 24 approval letter, it will be something that has to
 25 be formalized when it comes down to the

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1 declaration of covenants, the land development
 2 agreement and also the condominium association
 3 agreement.
 4 PETER STAMPFL: Right. And I guess
 5 we're going to look at it, we're going to amend
 6 the landscape plan with whatever is agreed upon
 7 and that's going to be what is recorded. So
 8 those will be the final land development
 9 drawings.
 10 MS. BOWMAN: I really appreciate how
 11 much work you put in to --
 12 MR. JOY: I do too
 13 MS. BOWMAN: -- coming up with this
 14 redo and it was very well thought out. And I
 15 think it's achieved what we wanted to see.
 16 PETER STAMPFL: Good, good.
 17 MR. LUCAS: I just have one other
 18 question too. Which elevation is facing the road
 19 on Cluster 3?
 20 PETER STAMPFL: It is the north
 21 elevation.
 22 JUSTIN LUCAS: Okay. I guess I'm
 23 confused then. And I like it, and I see that you
 24 softened some of the hard angle and brought some
 25 of the height down. I too appreciate the effort.

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1 corner is shown as this color.
 2 MS. BOWMAN: Oh.
 3 MR. LUCAS: So I'm just clarifying that
 4 we're getting that color.
 5 PETER STAMPFL: You'll notice --
 6 MR. LUCAS: Not even that shot. The
 7 one I'm worried about is the No. 3 shot, 'cause
 8 that one I don't believe you're gonna see --
 9 MS. BOWMAN: That?
 10 MR. LUCAS: Yeah, that.
 11 PETER STAMPFL: There actually is gray
 12 behind it you just don't see it, 'cause the
 13 tree's in the way.
 14 MR. LUCAS: But you see that or -- that
 15 orange is then, you're telling me is, the
 16 left-hand side?
 17 JOSEPH PRICE: It's not the corner.
 18 PETER STAMPFL: It's not the corner of
 19 the building.
 20 MR. LUCAS: Okay. So it's blending in.
 21 PETER STAMPFL: Yeah, literally the
 22 rest of the building is hidden by the trees.
 23 MR. LUCAS: Great. Thank you.
 24 MS. BOWMAN: Oh, that's this part?
 25 PETER STAMPFL: Yes, but --

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1 In the rendering that you're showing in this
 2 cluster, I'm seeing orange, the color orange.
 3 PETER STAMPFL: The colors in photoshop
 4 and the colors in Revit program, as hard as we
 5 tried we could not get them to be --
 6 MR. LUCAS: But this the color --
 7 PETER STAMPFL: These are the colors,
 8 yes. And this right here --
 9 MR. LUCAS: Just because there's a
 10 discrepancy in the corner you're seeing Cluster 3
 11 as being orange in the rendering, so I just want
 12 to be sure. I prefer it to be black because you
 13 talked about that blending in and I like it there
 14 because that's the most prominent feature and I
 15 wanted to clarify that for the record.
 16 PETER STAMPFL: Yep, no. They're not
 17 orange, basically the samples you see here that
 18 is what --
 19 MS. BOWMAN: It gonna be this?
 20 MR. LUCAS: No, it's gonna be that.
 21 This corner, the right-hand corner here is the
 22 most prominent part that we're worried about with
 23 competing with Cintra itself.
 24 MS. BOWMAN: Yes, this corner.
 25 MR. LUCAS: And in the rendering that

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1 MS. BOWMAN: Because this is also dark,
 2 it's not showing --
 3 MR. JOY: It's lighter, yeah. I see.
 4 PETER STAMPFL: All right?
 5 MS. BOWMAN: Yep. Makes sense. Good
 6 question.
 7 MS. McDONOUGH: Good eye.
 8 MS. BOWMAN: Enid, do you have any
 9 questions or comments?
 10 MS. McDONOUGH: Just duplicating what
 11 was said that it was very thoughtful and I like
 12 that. Appreciate that.
 13 MS. BOWMAN: Carolyn?
 14 MS. CHAIKO: No comments.
 15 MR. JOY: Well, I missed the last
 16 meeting and my concerns were always worried about
 17 subjugating -- or subordinating the main
 18 resource, I think you solved that problem, and,
 19 obviously, the carport. So as far as I'm
 20 concerned, I'm quite satisfied going forward, if
 21 we maintain this plan. And I appreciate your
 22 effort making (inaudible), so I appreciate it.
 23 PETER STAMPFL: Sure.
 24 MR. LUCAS: I'd like to also say that I
 25 appreciate that you changed the material from the

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1 PVC on the wood look portion. That was something
 2 that we're going to probably want to talk about
 3 and I -- you know, on a historic building we
 4 don't love wood grain and on this particular
 5 application, I think this is a better choice.
 6 MS. BOWMAN: It's almost like a
 7 decoration as opposed to pretending to be wood.
 8 MR. JOY: I think it has a little
 9 organic aspect to it. That's just taste.
 10 PETER STAMPFL: It's something that as
 11 we -- it evolved, you know, we looked at and
 12 said, you know what, we'll just get rid of it.
 13 And this we actually liked the transfer in color
 14 better, cost was a consideration, but we'll do it
 15 the right way.
 16 MS. BOWMAN: Can we just visit the
 17 carports one more time --
 18 PETER STAMPFL: Yeah, sure.
 19 MS. BOWMAN: -- just to repeat what the
 20 materials are?
 21 PETER STAMPFL: So the carports are
 22 going to be a wood post and beam construction
 23 with greenery or not greenery, we're open to
 24 either one. It will most likely be a similar to
 25 a six panel, it'll be something that has a little

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1 corner.
 2 MS. BOWMAN: Yeah, we might. Okay.
 3 Never mind, we don't need to do that. We're
 4 going to -- we're approving the concept of them
 5 and we're gonna leave it up to you as to what --
 6 as long as they're all the same. In case we can
 7 see glimpses, we don't want your buyers to say, I
 8 want my gray and someone else saying they want
 9 brown.
 10 JOSEPH PRICE: We want consistency
 11 also, they'll all be the same.
 12 MS. BOWMAN: Good enough. We don't
 13 have to -- okay.
 14 So I think we're at the point where we
 15 can vote.
 16 Everybody ready? May I have a motion
 17 to approve the plans as submitted?
 18 MS. McDONOUGH: Make that motion.
 19 MR. JOY: Second.
 20 MS. BOWMAN: IS there any discussion?
 21 We have no public.
 22 So all in favor?
 23 BOARD MEMBERS: Aye.
 24 MS. BOWMAN: Approved.
 25 PETER STAMPFL: Thank you.

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1 bit of rigidity to it, a little bit of depth.
 2 And that's just going to be a slab, so we can
 3 keep it as thin as possible. It'll probably be a
 4 side of stain and the color can either be
 5 something that is close to the red wood here, so
 6 that it ties in to that, that's kind of our
 7 thought; but if you'd rather see the gray, more
 8 than happy to do the gray as well.
 9 MS. BOWMAN: So since you don't have
 10 all the specifics on that we probably should put
 11 them aside -- final vote aside on those. I mean,
 12 we approve of the concept, but you don't have
 13 exact specifications on the carports or do you?
 14 PETER STAMPFL: I guess --
 15 MR. LUCAS: I would ask, do we see
 16 them? Not that he moved them, do we see them?
 17 MR. ENNIS: Yeah, okay.
 18 MS. BOWMAN: Oh, I --
 19 PETER STAMPFL: Yeah, now they're all
 20 moved, so --
 21 MS. BOWMAN: You won't see --
 22 MS. McDONOUGH: The carports aren't
 23 visible from the --
 24 MS. BOWMAN: We might see one.
 25 MR. LUCAS: Maybe this corner or that

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1 (Discussion off the record.)
 2 MS. BOWMAN: Anything else?
 3 MR. ENNIS: Approval of the minutes.
 4 MS. BOWMAN: Everybody had a chance to
 5 read the minutes?
 6 Do I have a motion to approve the
 7 minutes.
 8 MR. LUCAS: There was one mistake.
 9 They had my name incorrect as Kevin Lucas, they
 10 combined us.
 11 With that exception I'll make the
 12 motion to approve?
 13 MS. BOWMAN: Second?
 14 MS. McDONOUGH: Second.
 15 MS. BOWMAN: All in favor?
 16 BOARD MEMBERS: Aye.
 17 MS. BOWMAN: Do we have anything else?
 18 No? I need a motion to adjourn.
 19 MR. JOY: I make that motion.
 20 MS. McDONOUGH: I second.
 21 MS. BOWMAN: All in favor?
 22 BOARD MEMBERS: Aye.
 23 MS. BOWMAN: Thank you, folks.
 24 (Meeting concluded at 7:28 p.m.)
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CERTIFICATE

I hereby certify that the proceedings and evidence are contained fully and accurately, to the best of my ability, in the notes taken by me at the meeting in the above matter; and that the foregoing is a true and correct transcript of the same.

TARA WILSON, C.R.

BLUM-MOORE REPORTING SERVICES, INC.
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