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HISTORICAL ARCHITECTURAL REVIEW BOARD
 NEW HOPE BOROUGH
 BUCKS COUNTY, PENNSYLVANIA
 - - -
 NEW HOPE BOROUGH COMMUNITY ROOM
 123 NEW STREET
 NEW HOPE, PENNSYLVANIA 18938
 - - -
 TUESDAY, MARCH 1, 2022
 COMMENCING AT 6:30 P.M.
 - - -

BOARD MEMBERS PRESENT:

KEITH VOSS - CHAIRMAN
 RICHARD O'BRIEN - BUILDING INSPECTOR
 KEVIN KESTER - MEMBER
 JEFFREY GADA
 - - -

ALSO PRESENT:

JoAnn Connell - HARB Administrator
 David Kimmerly - Bucks County Planning Commission
 John Fenningham, Esq. - Borough Solicitor
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1 HARB MEETING - MARCH
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 3 CHAIRMAN VOSS: Let's begin our meeting.
 4 Take a quick roll call. I am Keith Voss, the Chair of the
 5 HARB.
 6 MR. KESTER: Kevin Kester, member of HARB.
 7 Landscape Architect for Van Cleef Engineering.
 8 MR. O'BRIEN: Rich O'Brien, Keystone
 9 Municipal Services. We are -- serve as building inspector
 10 for the municipality.
 11 MR. GADA: Jeffrey Gada, resident New Hope.
 12 CHAIRMAN VOSS: And we have Dave Kimmerly
 13 here serving as consultant for some of the historic
 14 aspects in our discussions.
 15 Okay. Item number one, we have a formal
 16 review for 18-20 North Main Street.
 17 MR. BALDERSTON: My name is Joe Balderston
 18 and I have been given the opportunity by the owner of the
 19 property to speak and also Glen Stephan will be speaking.
 20 I would like to read into the record
 21 please; the Historical Architectural Review Board.
 22 February 6th, 2022.
 23 I, Concetta Crivera, being the owner of
 24 18-20 North Main Street, New Hope, PA 18938, assign
 25 representation for myself to Joseph Balderston and Glen

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 3 I N D E X
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 5 AGENDA ITEM PAGE NO.
 6 18-20 North Main Street 3
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1 HARB MEETING - MARCH
 2 Stephan for the upcoming March -- excuse me, 2022 HARB
 3 meeting, Historical Architectural Review Board.
 4 The purpose of this meeting is to seek the
 5 approval for -- this is a typographical error, the next
 6 word variance. We are not asking for a variance from
 7 HARB. We are not asking for a variance from anything.
 8 And then goes on to read and all of the alterations for
 9 the front entrance to the property. Respectfully
 10 submitted. Thank you.
 11 I would like to now turn this over to my
 12 good friend and builder, Glen Stephan, to explain to you
 13 what we would like to do. Thank you.
 14 CHAIRMAN VOSS: Could you give a copy to
 15 the reporter.
 16 MR. STEPHAN: Glen Stephan, S-T-E-P-H-A-N,
 17 Owner of Stephan Design & Construction. I met with Joe a
 18 couple weeks ago on what he's planning to do here. The --
 19 his desire to change this front entrance I think has been
 20 a key part of what the business of this building does.
 21 It is a split building that is now being
 22 taken from the whole use as a restaurant use and the
 23 desire of putting one door in here is the -- I don't want
 24 to state problem here, the solution is wanting to use the
 25 original doors that are intact on this place, to take one

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2 of the doors to be the single entrance and take the other
3 door that we would modify for the sidelight. So the
4 existing doors and the character of them would stay.

5 We had met with the building inspector
6 because as soon as you walk into this building you're
7 confronted with four doors as soon as you enter. There is
8 two doors to apartments and that needs to be continued,
9 the access for egress for those apartments and the two
10 doors on each side.

11 Joe is looking to open up this vestibule
12 entrance into this building so that when someone walks in
13 here, you're not confronted with four doors, thus the
14 desire to put a single entrance in here and open that
15 vestibule up. We have talked briefly just -- how to make
16 this happen with one door.

17 Right now if you look at the original photo
18 that has two doors, that space between the two doors is
19 another wall so you have to walk in one door or the other
20 and you're strapped into two little vestibules. The
21 single door would open up this entire vestibule, we take
22 out the center wall, continue to give the access to the
23 apartments from above but then open up and you walk into
24 this to be able to enter into this place either side.

25 So we thought by using the existing doors

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2 So we are proposing to just put the single door there,
3 that center divider would go away. If the apartment
4 people walked in the front door, they would be open to a
5 bigger vestibule that would go into their door left or
6 right.

7 So to me it is a more practical solution
8 for not only for the apartments but for the restaurant
9 itself. It is very confusing right now if you walked in
10 there.

11 MR. KESTER: You could presumably have a
12 hostess station right there in that large vestibule and
13 then they can direct you to either side?

14 MR. STEPHAN: Correct.

15 MR. KESTER: Okay.

16 MR. O'BRIEN: The new door that you want to
17 put in is a 3068.

18 MR. STEPHAN: The new door is the existing
19 door.

20 MR. BALDERSTON: We are -- excuse me. We
21 are going to bring it up to 30. We are going to add to
22 the rails and we are going to out swing it and use panic
23 hardware on the interior of it.

24 MR. STEPHAN: I believe the doors are 32.
25 We would modify the existing door to look -- just take the

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2 -- not really -- we are not changing the width of this
3 opening, we are just trying to modify the doors there and
4 make it a more common space here for getting in here.

5 MR. KESTER: So what is going on is the
6 whole first floor is going to be the restaurant?

7 MR. STEPHAN: Correct.

8 MR. KESTER: Then you have the two
9 apartments upstairs so you come through this door and
10 right now there is a wall where -- when you go through the
11 two doors, it is like a duplex.

12 MR. STEPHAN: Yeah.

13 MR. KESTER: So you will get rid of that
14 whole wall all the way back?

15 MR. STEPHAN: The whole wall between the
16 back -- the entrance for these apartments is actually
17 accessed from the the rear of the property and people
18 don't come through here. This is because it is a second
19 floor entrance the second needs an egress for these
20 apartments so it still needs to be maintained but if these
21 people would go to their apartment, they either go in the
22 left door or the right door because there is a wall
23 between the two doors that exist now.

24 MR. KESTER: Then there are stairs?

25 MR. STEPHAN: There are stairs to go up.

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2 existing door just to add to it to get to that 36 inch
3 width for the main door and again out swing it with panic
4 hardware just for --

5 MR. O'BRIEN: So the new door that will be
6 in the entrance will be 3068?

7 MR. STEPHAN: Correct.

8 MR. O'BRIEN: Whether you use the existing
9 doors or you get a new Thermacore, it is going to be 3068
10 with panic hardware, emergency lighting?

11 MR. STEPHAN: Correct.

12 MR. O'BRIEN: Okay. It looks like you're
13 proposing something on the canopy above in the front,
14 another sign?

15 MS. CONNELL: That was reviewed by an
16 agent.

17 MR. KESTER: That is an agent review.

18 MR. O'BRIEN: All right.

19 MR. KESTER: Correct.

20 MR. STEPHAN: Propose to take that second
21 door and cut it in half and widen it a little bit for the
22 window and take the original door and make it 36 and then
23 take the other door, cut it in half and basically make
24 sidelights of it to fit with the existing opening that is
25 there. We are not looking to change the opening or

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2 anything.
- 3 CHAIRMAN VOSS: Do you have a sense of the
4 original use of this building? Was it originally a
5 duplex?
- 6 MR. STEPHAN: I will say so. Everything
7 that is -- how old it is -- whether it was built as a two
8 residential parts, the basements are separated down below
9 too so it was built as a duplex. I don't think it was a
10 single unit that got added on.
- 11 CHAIRMAN VOSS: Dave, do you have any
12 input?
- 13 MR. KIMMERLY: I reviewed this briefly and
14 the type of entrance that they are proposing is also
15 historically appropriate so with the sidelights and
16 reusing the existing door.
- 17 My only question was the width that the
18 door was going to be and you answered that already so I
19 don't have any other questions.
- 20 CHAIRMAN VOSS: I know you're not
21 proposing this yet, will there ever be any -- do you have
22 any intention of work on the windows? Part of the reason
23 I am asking just when I see things like the shutters are
24 mismatched and things like that.
- 25 MR. BALDERSTON: I didn't hear you.

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2 MR. STEPHAN: The windows, whether --
- 3 MR. BALDERSTON: At the present time we
4 have no plans to do anything with those. If we do, I
5 guess we will be back for another visitation.
- 6 CHAIRMAN VOSS: I was just trying to
7 think coordinating sizes and there are no mullions to
8 think about, I am thinking about size.
- 9 MR. BALDERSTON: I don't believe that they
10 are the original windows in that structure when it was
11 built on the first floor.
- 12 CHAIRMAN VOSS: Okay.
- 13 MR. BALDERSTON: Thank you.
- 14 CHAIRMAN VOSS: Any questions?
- 15 MR. KESTER: No.
- 16 MR. O'BRIEN: I would like to make a motion
17 to approve the application as submitted with the following
18 conditions. The new door that is to be provided be a
19 minimum of 36 inches wide. The door serves a single user
20 on the first floor that is a retail space and all interior
21 renovations shall be required to obtain all applicable
22 building permits from New Hope Borough.
- 23 CHAIRMAN VOSS: Second?
- 24 MR. KESTER: I will second.
- 25 CHAIRMAN VOSS: Any further discussion?

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2 Any discussion from the public?
- 3 All those in favor?
- 4 MR. KESTER: Aye.
- 5 MR. O'BRIEN: Aye.
- 6 MR. GADA: Aye.
- 7 CHAIRMAN VOSS: Aye.
- 8 Any opposed? Thank you.
- 9 MR STEPHAN: I can tell you it won't look
10 like DiNapoli's out there.
- 11 MR. BALDERSTON: Just like to say
12 gentlemen, thank you, and please visit the V-Spot
13 restaurant when we open.
- 14 CHAIRMAN VOSS: Next on the agenda is 80
15 West Ferry Street.
- 16 MR. DUFF: Good evening. My name is Bobby
17 Duff. I am a recent homeowner at 80 West Ferry Street.
18 My wife, Jennifer Dunn wasn't able to make it tonight.
19 She is eight months pregnant with our first born.
- 20 With me tonight is a fence specialist,
21 Shawn Lawson (ph) who will also be able to speak to what
22 we plan to do with the residence. I guess I would like to
23 submit e-mail exchanges with Mary Stover from CKS
24 Engineering, Inc. relating to Zoning Ordinance 275-38.B.4
25 for the fence height of three feet. I would like to

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2 submit the photos I sent to her and our correspondence on
3 that.
- 4 MS. CONNELL: Its passed zoning.
- 5 MR. DUFF: Okay.
- 6 CHAIRMAN VOSS: Perfect.
- 7 MR. DUFF: I guess basically what we would
8 like to do on the Bridge Street side install -- it is
9 called a puppy picket aluminum black fence. It is a busy
10 street there. So with our dog and soon to be son, we
11 would like to protect that area on the grass side and that
12 would be consistent with 48 inch high aluminum gate along
13 there.
- 14 And then what we are also proposing is
15 installing a front porch gate where there is a current
16 rail system in place about 36 inches high. We would like
17 to install a gate with the same spacing. It would be an
18 aluminum gate, color black so it would match the railing
19 system that is currently in place.
- 20 Again this is for safety, we have a dog so
21 we would like to be able to sit out on the porch and not
22 have any issues with running into the street.
- 23 And the last thing we would like to propose
24 is installing or replacing the current gate that gives you
25 access to the driveway, as well as the sidewalk. It is

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2 currently a wrought iron gate. It is a bit rusted, it is
3 unable to latch so we propose installing a -- you will see
4 a proposed rendering similar -- basically try to match the
5 style as much as possible but with aluminum so that there
6 is no weight issue with it opening and closing.

7 Unfortunately with the color we can only do
8 black, we can't match it with the gate that is currently
9 in place on that side, the blue. Just because it is
10 prefabricated and I think there is other issues as well
11 that Shawn can speak of if you have any questions about
12 that.

13 CHAIRMAN VOSS: The current gate is --

14 MR. DUFF: On the Ferry Street side it is
15 painted blue. Yeah.

16 CHAIRMAN VOSS: I do have some questions.
17 I got a little confused by the style. I see the fence
18 style in the first one that seemed to have a header to it
19 but then most of the other images that I see don't have
20 that same style and I see the drawings, the schematic
21 drawings, they don't have that.

22 I just want to know if the first image was
23 symbolic to give us the scale or if it -- if that is the
24 design that you are going for everywhere or only in some
25 places. If you can help me.

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2 MR. DUFF: No, it will be the Ascot II
3 rail. That actually does reflect the photo in the packet.
4 So that the spacing would be further apart as opposed to
5 the Ascot.

6 CHAIRMAN VOSS: Okay. And I have a little
7 trouble, the fence that you have currently is quite
8 attractive, the one that is falling down. And your intent
9 is to make something similar in style to that?

10 MR. DUFF: Yeah. It is attractive but for
11 us this would be our only access to the sidewalk with a
12 stroller and a dog we were hoping for something that is
13 just easier to open and close and actually latches
14 securely.

15 So it would be -- and this is something
16 that Shawn can speak more to about the fabricating. It
17 would basically try to mimic what is there in aluminum for
18 the -- definitely not describing the top part of it
19 correctly, but the top part would stay, that is the --

20 MR. LAWSON: A finial, the decor with the
21 fancy on top. We were going to attach that to the new
22 gate so the new gate would have the same picket spacing
23 and made of aluminum, then this would be attached and
24 fancy posts on the side with the spears would remain. We
25 will incorporate that into -- to reuse them with this new

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2 MR. DUFF: Yeah, apologies about that. So
3 the Ascot Royal Style would be just the spacing and then
4 it would be what the renderings show you with the
5 schematics. It would be -- actually be the -- there
6 wouldn't be that -- basically wouldn't be that lip at the
7 top that is showing in the photos.

8 CHAIRMAN VOSS: So vertical all the way up
9 to the top?

10 MR. DUFF: Yes.

11 CHAIRMAN VOSS: Okay. And the gate that
12 you are putting in front -- so I guess it is the front
13 door gate, the fence is not being changed there because
14 that was very wide, if I remember.

15 MR. DUFF: Yeah, it is about I believe
16 36 inches across. So it be not changing the current gate
17 in place, it would just be one swinging gate that opens
18 towards the house.

19 CHAIRMAN VOSS: Is the style of the gate
20 the same -- Ascot Royal seems like it has very fine mesh.

21 MR. DUFF: Right. Correct.

22 CHAIRMAN VOSS: So that is the fence
23 everywhere from what I gather. And then the gate that is
24 going to be in front of the front door, is that the same
25 spacing?

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2 gate.
3 So we are trying to keep everything exactly
4 the same as what is there but in aluminum so it is not
5 real heavy or dangerous. Its got a lot of sharp edges and
6 it is scary.

7 CHAIRMAN VOSS: I saw the locks are all
8 rusted out at this point.

9 MR. DUFF: Right now it is a dummy lock is
10 the only way to actually properly securing it, so putting
11 a chain around it and locking that is the only way to
12 actually secure it currently.

13 MR. O'BRIEN: The 24-foot gate will swing
14 in? It is identified on the proposal, the second page of
15 the additional information.

16 MR. DUFF: Yeah, that was what I initially
17 sought a quote to see if I could do that space. I am not
18 submitting that, that was just to get a quote on. That is
19 not part of this proposal.

20 MR. O'BRIEN: Okay. So it is just the
21 fence and the two little gates?

22 MR. DUFF: Yes, that's correct.

23 MR. KESTER: So the fence on the Bridge
24 Street side comes back to the house even with the corner
25 of the house, not like along the driveway?

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2 MR. DUFF: It would follow --
3 MR. KESTER: The front of the house it
4 looks like or the back of the house?
5 MR. DUFF: So on the Bridge Street side
6 along the road and then you're saying when it comes --
7 cuts in towards the driveway?
8 MR. KESTER: Does it cut back to the
9 driveway or back to the edge of the house?
10 MR. DUFF: So that -- the house there is
11 the dotted area so it would actually -- it follows the
12 yard so that is the grass space there.
13 MR. KESTER: There is additional grass
14 space over to the driveway?
15 MR. DUFF: Yes.
16 MR. KESTER: That is what I am asking.
17 MR. LAWSON: It follows the driveway.
18 MR. KESTER: It does follow the driveway,
19 that is why I am asking. It seems kind of weird the way
20 you have it drawn, it runs down the middle of the yard to
21 the edge of the house rather than running down the edge of
22 the driveway.
23 MR. LAWSON: Yeah. I think there is a typo
24 in here, in that it comes to the right by the door. You
25 see how it goes to the corner of the house, it should come

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2 CHAIRMAN VOSS: Aye. Any opposed? Thank
3 you.
4 So the application from 135 Old York Road
5 was an administrative review, that has been withdrawn and
6 so we will move on to 58 Old York Road.
7 MR. O'CONNOR: Gary O'Connor, Gary O'Connor
8 Architects, Lambertville, New Jersey. I am here with my
9 clients, Amy Meyers and her fiance Raymond.
10 And this house was her grandmother's house
11 and she has purchased it and plans to make her family live
12 here. And we are looking at an existing -- basically a
13 one and a half story house and then the description
14 describes it as a two story stone. That is incorrect.
15 That might be the house across the street perhaps. It is
16 not this one.
17 We are -- so the house has two additions on
18 it already that have flat roofs, one that you can see on
19 the west side of the house and the second is on the back
20 side, it is part of the kitchen. It is not visible to the
21 street.
22 We are adding bedroom space on the second
23 level and as such we are going up and the second story
24 addition and the new staircase which does not exist today.
25 And in doing so there is two additions, one

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2 back further.
3 MR. KESTER: I just wanted to point that
4 out. It seemed weird to me.
5 MR. LAWSON: That is a good point. It
6 doesn't follow the walkway which is what we intended.
7 MR. KESTER: That is what I meant.
8 MR. DUFF: Got it.
9 MR. KESTER: Okay. Good. That is a
10 walkway, not a driveway. Sorry. That is what I thought.
11 I just wanted to make sure.
12 MR. DUFF: So we follow that, just the
13 grass perimeter there to the brick of the walkway.
14 MR. KESTER: Got you. I am good.
15 CHAIRMAN VOSS: Any questions? Do we have
16 a motion?
17 MR. GADA: I motion to approve.
18 MR. KESTER: I will second that.
19 CHAIRMAN VOSS: Any further discussion?
20 Any questions from the public?
21 All right. All those in favor of approving
22 the recommendation of -- approval of the plan?
23 MR. KESTER: Aye.
24 MR. O'BRIEN: Aye.
25 MR. GADA: Aye.

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2 over the one story piece on the west side of the house
3 which has a champlin (sic) roof and the other which is
4 over the main original house, which is 1940s just -- which
5 is quite high. And it is a direct second story addition
6 with similar roof, gable over it, replacing siding,
7 windows, maintaining the beautiful stone foundation which
8 is visible from the street. The porch remains the same
9 except for the color changes in paint.
10 And I sent you all photographs of the
11 neighboring houses, the pictures of the existing house. I
12 assume you have seen it and you're somewhat familiar and
13 certainly welcome questions that you may have.
14 MS. MEYERS: Just that the current house is
15 dilapidated. It really needs renovating anyway. And I
16 brought some additional photos on a laptop screen too if
17 you wanted to zoom in on any of the photos that we have
18 exhibited here.
19 But yeah its been in the family for
20 70 years. It was my grandmother's, my aunt was then
21 living there and I purchased it in December of this year.
22 We never knew that it was on the historic board, it wasn't
23 until Gary started doing work and really in January that
24 we worked out that we had to come through this process
25 first before we can -- and I think that was everything

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2 that actually I wanted to say. Sorry.
3 But I hope that it is in line with, you
4 know the look and feel of the neighborhood. I think it is
5 a nice addition to the neighborhood and it should fit in
6 nicely with the other houses. And we tried to keep the
7 kind of historic feel.
8 I guess the other thing I wanted to say is
9 I want to put solar panels on the house so part of the
10 sloping of the roof is so that we can eventually install
11 solar panels that will not really be in view, it is a
12 secondary line of site. I don't think that will be so
13 much of an issue.
14 Any questions?
15 CHAIRMAN VOSS: Did you have a chance to
16 review that? Then we can ask you questions.
17 MR. KIMMERLY: Okay. So what I looked at
18 here -- a couple questions that I have, one of them is a
19 minor detail. It might just be the way it was drawn, is
20 the front door -- is that going to remain the same?
21 MS. MEYERS: As in the same door that it is
22 right now?
23 MR. KIMMERLY: Yeah.
24 MS. MEYERS: It kind of comes down to the
25 cost. I haven't really actually had any cost yet because

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2 as we come around the house, that faces south and west
3 that is the stair and we wanted to allow light into the
4 middle of the house so that was important to my clients to
5 be able to get natural light into the house.
6 So yeah, I mean we worked to keep the
7 existing house very traditional, kept the symmetry but yes
8 we tried to do a little more contemporary as we come
9 around towards the back and with the champlin roof and a
10 little more abundance of light so again it makes it clear
11 what is existing or what would have been more
12 traditionally the original house.
13 MR. KIMMERLY: Then also in the original
14 house on the first floor it is actually the half story,
15 above the porch there is a square window with six lights
16 and I was wondering if that could also be mimicked on the
17 second floor.
18 MR. O'CONNOR: Yeah. Ironically the
19 existing house had six lights on these two front windows,
20 none of the others have it in the house on the ground
21 floor. Those are the only two.
22 So yeah, we were torn to -- do we do that
23 or not? Yes, can we do that? I think we can do it.
24 These having six lights on the top --
25 MR. KIMMERLY: Right. What I am referring

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2 we need to come to you before.
3 MR. KIMMERLY: It is not part of the
4 proposal. The door in the drawing looks like it has been
5 changed.
6 MR. O'CONNOR: It is an aluminum door and
7 the computer program did not have a little funny thing on
8 it as it exists.
9 It is aluminum, ideally we would like it to
10 be a solid wood door.
11 MS. MEYERS: I would like to change it.
12 MR. KIMMERLY: The other comment is on the
13 addition on the side. So a new addition should have -- it
14 should look new. First of all, you shouldn't try to mimic
15 what the existing house looks like and you have done that
16 well.
17 The only thing I would say that it almost
18 looks too modern and that is probably due in part to the
19 slope of the roof and the arrangement of the windows. The
20 arrangement of the windows I am talking about here, it is
21 not symmetrical like the rest of the house. All of the
22 windows are arranged in a symmetrical pattern and those
23 new windows too also are not double hung.
24 MR. O'CONNOR: So we really wanted to make
25 a break between what is the existing and what is the new

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2 to is this right in the center there, that attic window.
3 MR. O'CONNOR: Yes, I thought --
4 MR. KIMMERLY: Half story --
5 MR. O'CONNOR: I am probably pointing out
6 something you haven't seen, these two windows have the
7 lights and they are the only two in addition to the
8 original, which is the attic.
9 MR. KIMMERLY: So if this could be here,
10 that would be great.
11 MR. O'CONNOR: That is a vent.
12 MR. KIMMERLY: Yeah, or even if the vent
13 was the same shape -- the same shape as that as opposed to
14 having the vertical so sort of carry this same thing
15 there.
16 MR. O'CONNOR: Again the square is not
17 happening elsewhere, that is the only place that happens.
18 The other windows are portrait so -- and the vent is
19 actually going to be functioning.
20 MR. KIMMERLY: Okay. I think that is all
21 of the comments that I have. I don't know what to do with
22 that addition on the side, I guess it can't be moved
23 behind the building.
24 MR. O'CONNOR: No, it actually services the
25 upstairs and falls in the middle between two bedrooms, the

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2 one that is on the back side and the bedroom above in the
3 existing -- above the existing house originally.
4 MS. MEYERS: I mean it was quite a
5 challenge, we played around with the stairs for a long
6 time and that was probably the biggest challenge. The
7 current stairs aren't to code, they are very small. They
8 are going up to the attic and there is no way we can keep
9 them where they are and actually do the addition and to
10 move the stairs would be quite difficult.
11 MR. O'CONNOR: I am concerned with the
12 floor plan, it is a very efficient second story, the
13 landing at the top of the stairs and it is this room and
14 this room and a small square.
15 MR. KIMMERLY: That is all of the comments
16 I had.
17 MR. KESTER: That here in the back was not
18 part of the original house, that one story area in the
19 back was not part of the original house?
20 MR. O'CONNOR: No, it was an addition.
21 This is the original house.
22 MR. KESTER: That is why I am asking.
23 MR. KIMMERLY: I wanted to point out real
24 quick, I think also there is a typo in the description
25 that it was built in 1870. The other typo you guys

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2 MR. KESTER: What is the siding on the
3 house now?
4 MR. O'CONNOR: Aluminum and it is pitted
5 and I mean it is just fading.
6 MR. KESTER: A big improvement, you're
7 going with a Hardie plank?
8 MR. O'CONNOR: Yes.
9 CHAIRMAN VOSS: I notice -- and it is
10 probably what Dave had mentioned, the first floor -- when
11 I walked by, the first floor has the six lights in the
12 window. Is that what I remember and that is staying the
13 same underneath on the porch?
14 MR. O'CONNOR: Yeah, we were showing that
15 to remain the same.
16 CHAIRMAN VOSS: And then I think the thing
17 I liked about the motion as it is getting taller, I sort
18 of was hoping to see that square window just sort of move
19 up with it. I thought that was sort of saving in a way a
20 memory of the original facade, just taller. And I don't
21 know that I fully understood the conversation you had,
22 whether it has to be this rectangular --
23 MR. O'CONNOR: The question is that is the
24 only rectangular, you know on the house and you're asking
25 that can we have that rectangular moved. Not sure what

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- 1
2 already picked up on. But it may have been 1920 that this
3 was built. It depends. Were you ever told it was a
4 schoolhouse?
5 MS. MEYERS: I think it is 1920.
6 MR. KIMMERLY: 1920s is correct.
7 MR. O'BRIEN: You're also changing the
8 windows on the first floor?
9 MR. O'CONNOR: Yeah, they are actually
10 vinyl windows and they are earlier versions, they weren't
11 even of the quality of vinyl windows, I hate to say this,
12 as we have today.
13 MR. O'BRIEN: On the northwest you have
14 the double and two singles and you're going to go doubles
15 on the northwest side?
16 MR. O'CONNOR: Yeah. We are actually
17 taking an existing -- yes, we are going to the double to
18 match what is existing in the front as one pair of
19 doubles, so in that same room we will put another pair of
20 doubles, add one to that single window that exists again
21 for symmetry.
22 MR. O'BRIEN: You're changing all of the
23 windows throughout, correct? All of the windows
24 throughout will have the black mullions?
25 MR. O'CONNOR: That is the intention, yes.

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2 was there but you know all of the other windows are
3 portraits so it sort of makes more sense as a portrait
4 plus we can use the ventilation, air in the gable end is
5 useful to vent the attic space rather than having a fixed
6 window in there that doesn't help us with ventilation.
7 CHAIRMAN VOSS: So this is now just a --
8 this is a vent now. Now I understand. That is a shame.
9 MR. O'CONNOR: The existing window itself
10 was falling apart.
11 MR. O'BRIEN: Are you looking to put the
12 HVAC up in that attic space?
13 MR. O'CONNOR: That is correct.
14 CHAIRMAN VOSS: The other concern I have
15 was -- I know it is already an addition but the rising of
16 the addition on the west side, I couldn't get a sense, of
17 course walking by how it will end up looking but the
18 diagrams -- the drawings made it look like it seems like
19 it will have -- I don't know a greater height impact at
20 that back corner and generally you know we like to see the
21 additions being a little more subservient if we can.
22 I guess that was just I didn't know if
23 there is a way to make it feel less tall.
24 MR. O'CONNOR: We wanted to keep the same
25 pitch because it is the perfect pitch and orientation for

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- 1
2 solar panels, south, southwest and additionally, it is --
3 it is separated from the main house. It is not engaged to
4 it. It is by itself and in a way it is sort of
5 subservient in that it is disengaged from the main box, if
6 you will.
7 And the other thing I guess I would like to
8 say it is the same pitch as the same house -- the main
9 house and it is no higher than the main house. I will add
10 that. And it is well less than the maximum height of
11 35 feet allowed in the zone. Regardless of that that is
12 not -- yeah.
13 MR. O'BRIEN: It is no higher than the post
14 condition of the house, not the current condition of the
15 house?
16 MR. O'CONNOR: Right. I mean you have a
17 maximum height of 35 feet which is a different issue here.
18 MR. O'BRIEN: Right.
19 MR. KESTER: You're also saying that you
20 are matching the pitch of the front of the house?
21 MR. O'CONNOR: That is correct.
22 MR. KESTER: Which makes sense to me.
23 MR. O'CONNOR: If I were to take that pitch
24 and drop it down --
25 MR. KESTER: It will look funny.

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2 MS. MEYERS: I think also relevant to the
3 houses next to it that are all two story homes which are
4 quite large, it is not a big expansion. It looks big
5 because the house is quite small.
6 MR. O'CONNOR: I like to study the existing
7 picture and then look at the new one and I smile, it is
8 much nicer.
9 MR. O'BRIEN: The existing structure is
10 almost a cottage.
11 MR. O'CONNOR: It is a bungalow I guess in
12 terms of the original house but the addition -- the
13 addition on there -- haphazard if you will. There is no
14 window facing either side.
15 MR. GADA: With regards to the siding,
16 currently it is aluminum you said?
17 MR. O'CONNOR: That is correct.
18 MR. GADA: And you are going to a Hardie
19 plank?
20 MR. O'CONNOR: Hardie plank.
21 MR. GADA: And on the main house existing
22 it will be horizontal and the back will be vertical?
23 MR. O'CONNOR: Yeah, horizontal Hardie
24 plank and actually the piece we are looking at in the
25 corner, the stair if you read the notes, its actually real

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- 1
2 wood and stained natural.
3 MR. O'BRIEN: The stair tower, if you will,
4 the front side is the only side that is actually going to
5 be the vertical siding; correct?
6 MR. O'CONNOR: Well it is the L of that
7 piece and there is a west side.
8 MR. O'BRIEN: Okay. Right. So it is only
9 the stair tower that gets the vertical siding.
10 MR. O'CONNOR: Right. Then you have the
11 horizontal. It is a little bit of a homage to the barns
12 in the area and you know --
13 MR. GADA: I like the transition of that.
14 MR. O'CONNOR: Thank you.
15 MS. MEYERS: Eventually we will be coming
16 before you as well to do the garage area so we would like
17 to make it look similar as well so trying to keep them
18 both --
19 MR. KESTER: Detached garage on the back,
20 I see that.
21 MR. O'CONNOR: Melting into the ground a
22 little bit.
23 MR. KIMMERLY: What kind of wood is the
24 vertical siding?
25 MR. O'CONNOR: Well depending on prices

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- 1
2 when we go to buy it. We did call it out to be cypress
3 but it could very well be cedar. Cypress was typically
4 often used as barn siding. You can find it right up at
5 Tinsman's Lumber.
6 MR. KIMMERLY: I wonder, could it possibly
7 be painted or -- painted wood or carry the same type of
8 siding over, just something to make it so it doesn't stand
9 out, it fits in a little better. I don't know what HARB
10 thinks about that idea.
11 CHAIRMAN VOSS: I was actually looking for
12 ways to make it -- I like the fact that it will stand out,
13 it is distinct as an addition, but at the same time I was
14 hoping to see something carried over from the old part of
15 the house. The one thing I see that is being carried over
16 is the slanted roof but that is the only thing I see.
17 The siding looks different in a different
18 orientation. The windows are not spaced uniformly. I
19 mean I am not getting the sense of carrying on the
20 character from the house to this addition.
21 MR. O'CONNOR: Right. At the same time we
22 don't want the addition to look like the main house
23 particularly, right?
24 CHAIRMAN VOSS: I understand that.
25 MR. KIMMERLY: It is supposed to be --

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1
2 supposed to not look modern but be compatible. So I know
3 that is a -- two contrasting things but that is the
4 typical recommendation that -- so it shouldn't look really
5 super modern and stand out.
6 It should bring over some of the
7 characteristics from the existing house but it still
8 shouldn't be made to look falsely the wrong -- you know
9 like fake history. It shouldn't. It shouldn't portray
10 false history either.
11 So I don't know, maybe having -- using the
12 vertical siding -- or the horizontal siding Hardie plank
13 on that section might be better.
14 MS. MEYERS: I would rather not. It is not
15 really the look that we wanted to go for, but if you feel
16 that is the only way that you would approve --
17 MR. O'CONNOR: So vertical in circulation
18 -- pointing the house -- its material is kind of telling
19 the story about what is going on inside as well. I mean
20 --
21 MR. O'BRIEN: I like the difference from
22 one material to the other. And I think carrying the
23 beading and upgrading the front porch but leaving it in
24 the same style, same roof lines helps the front of the
25 structure carry forward with what was there previously.

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1
2 base facing the light south and west and just about three
3 houses down towards the right.
4 CHAIRMAN VOSS: If I read correctly, you
5 will no longer be using the slate that is currently on the
6 roof.
7 MR. O'CONNOR: No. The slate is in poor
8 condition and it is just -- you know, really becomes a
9 budget issue to try and redo slate especially if you are
10 putting it underneath a solar panel array.
11 But yes, slate -- all building materials
12 have become very cost prohibitive. The cost of a stud is
13 three times what it was two years ago. Think about that.
14 That is just a stud. An ordinary two by four by eight
15 used to be three and change, it is now ten and change. So
16 you have to pick and choose what you can afford to spend
17 your money on.
18 MR. MILLER: We are also willing to spend
19 the money on an architectural slate-look asphalt shingle.
20 One of the things that this solar company doesn't want is
21 a slate roof underneath their solar panels.
22 It is something that they usually don't
23 like to have so we are willing to do an architectural
24 slate roof so it looks original but you won't be able to
25 see the thin panels any more from the -- traveling west on

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1
2 MR. O'CONNOR: The front porch has great
3 bones. It has tapered columns, has a great little steel
4 compression bar that runs down --
5 MR. O'BRIEN: And the roof line is staying
6 the same, you don't have the porch in a pre/post
7 condition.
8 MS. MEYERS: The roof line is staying what,
9 sir?
10 MR. O'BRIEN: The roof line over the porch
11 is staying the same in a pre/post condition, correct?
12 MR. MILLER: We don't plan on doing
13 anything with the porch, just the same, refinish it. We
14 are trying to make the separation between the existing
15 1920s catalogue home and the new addition. You know, make
16 it a little bit more contemporary in the front.
17 You know just thought maybe it would be
18 nice to bring the evening sun right in through the
19 kitchen. And you know, as we eluded to earlier, again
20 bring the vertical siding from that side of the house then
21 to the back garage and use that around the garage so that
22 you have the offset complimentary look to it.
23 MR. O'CONNOR: You can even see the -- down
24 the street further down there are stone houses with
25 contemporary modifications, banks of french doors at the

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1
2 Old York, you will be able to see the existing roof
3 raising and see that it looks like slate but it is not.
4 So from the main road, from the main strip
5 it will look natural, everything will be hidden on the
6 other side of the house.
7 MR. O'CONNOR: CertainTeed with the squared
8 edge and the clips on the corners, that is the one we are
9 proposing to use. It looks asphalt, it looks like -- the
10 most like slate.
11 And again I think coming from the southwest
12 up the hill you probably are not going to see the roof at
13 all. Maybe when you come from the high side coming down
14 the road from the bank that way, you may get a chance to
15 see a bit of the roof just because again of the angle.
16 CHAIRMAN VOSS: For me it is a clear --
17 coming from the west towards the house.
18 MR. O'CONNOR: That is a change in grade
19 running down that street.
20 MS. MEYERS: It is also to say that the
21 roof has been leaking for years so it is really not great.
22 Never has been.
23 MR. KIMMERLY: There is another slate
24 shingle, asphalt shingle that looks like slate and that is
25 Slateline, GAF Slateline.

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1 MR. O'CONNOR: Yeah. That one is kind of
 2 squareish. I have never been a fan of that.
 3 MR. KIMMERLY: It is the one that looks
 4 like the most like slate when it is installed,
 5 particularly the antique slate color.
 6 MR. O'CONNOR: Okay.
 7 MR. KIMMERLY: I don't know how it
 8 compares costwise or how durable it is compared to
 9 CertainTeed.
 10 MR. O'CONNOR: We are happy to certainly
 11 compare costs and assume the Board is -- all things being
 12 equal, we would like to look at a couple different
 13 manufacturers when it comes to purchasing roof shingles.
 14 But the intent is to get the one that --
 15 the manufacturer has the best, whether it is a Slateline
 16 or CertainTeed shingle or whatever other brand has slate
 17 actual type shingle heavyweight.
 18 CHAIRMAN VOSS: So just looking at the
 19 back now, the addition portion. The windows -- so none of
 20 the windows I am seeing look -- I am sorry, they will be
 21 the same size as the second floor new windows, no dividers
 22 however and they will be clustered. That is the plan?
 23 MR. O'CONNOR: Clustered.
 24 CHAIRMAN VOSS: And they won't -- again I

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1 application and the packet of information submitted. And
 2 I say substantially similar because you may go to the
 3 other roofing materials but substantially similar to what
 4 is in the application.
 5 MR. O'CONNOR: I understand that and I
 6 appreciate that. Thank you.
 7 CHAIRMAN VOSS: Second?
 8 MR. KESTER: I will second.
 9 CHAIRMAN VOSS: Any further discussion?
 10 All those in favor?
 11 MR. KESTER: Aye.
 12 MR. O'BRIEN: Aye.
 13 MR. GADA: Aye.
 14 CHAIRMAN VOSS: Aye. Any opposed?
 15 We will be taking a break now for maybe
 16 five minutes.
 17 ---
 18 (Recess.)
 19 ---
 20 CHAIRMAN VOSS: We are now coming back.
 21 We are continuing a discussion that we had on 181 West
 22 Bridge Street.
 23 We requested Mr. Kimmerly look at -- we
 24 asked for Bucks County Planning Commission through

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1 am thinking there is no attempt of symmetry for example.
 2 That is what I was asking so the -- this orientation, it
 3 is so you can light an air staircase?
 4 MR. O'CONNOR: It is.
 5 CHAIRMAN VOSS: As close as -- showing the
 6 --
 7 MR. O'CONNOR: Making it so the stair
 8 handrails aren't passing through the lights -- through the
 9 lights.
 10 MR. O'BRIEN: Will they be casement and
 11 double hungs in that stairwell?
 12 MR. O'CONNOR: Casement, yeah.
 13 MR. O'BRIEN: Open up?
 14 MR. O'CONNOR: Yeah. The main box, yeah
 15 all double hung and the same size.
 16 CHAIRMAN VOSS: Any other questions? I
 17 guess open it up to the public. Any questions? I don't
 18 know if they had a chance to see the pictures.
 19 Do we have a motion?
 20 MR. O'BRIEN: I would like to make a motion
 21 to approve the application as submitted with the following
 22 conditions. The materials and information provided here,
 23 the testimony of the hearing be provided on a structure or
 24 be substantially similar to what has been provided in the

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1 Mr. Kimmerly to give us recommendations for possible
 2 conditions that the -- we would associate with the COA for
 3 demolition.
 4 I didn't know if you wanted to present
 5 briefly what is here and then we can listen to the counter
 6 arguments for that proposal and then we can open up
 7 discussion after that perhaps.
 8 MR. KIMMERLY: Okay. So you want the
 9 conditions of demolition that are in the report or in the
 10 memo?
 11 CHAIRMAN VOSS: Correct. There is nothing
 12 else, right?
 13 MR. KIMMERLY: Sure.
 14 CHAIRMAN VOSS: In addition some --
 15 following that with recommendations should the conditions
 16 not be acceptable to the Applicant.
 17 MR. KIMMERLY: Okay. Okay. So the first
 18 one is to hire an architect and prepare detailed measured
 19 drawings and photographs of the building and then these
 20 drawings could be placed somewhere temporarily or
 21 permanently somewhere in a public location in New Hope.
 22 The second condition is the owner will hire
 23 a historian to develop a narrative that explains the
 24 historic significance of the building for a plaque or a

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1 marker that would be displayed near the property or you
 2 know, near any future new construction that might occur on
 3 the property. So it could be somewhere in the new
 4 development. For example, the sign, the marker, the
 5 plaque could go there.
 6
 7 And also hire a historian to develop
 8 educational material about the house and also about New
 9 Hope's historic district in general. Those materials
 10 could be posted on the website or maybe made into a
 11 booklet and shared with libraries or to promote tourism
 12 possibly, that sort of thing.
 13
 14 The next condition is that all future
 15 proposed new construction within the boundaries of the
 16 current tax parcel would also have to be reviewed by HARB
 17 and approved by Council. And I will comment on that too
 18 that that is just to reiterate what the HARB Ordinance
 19 already says.
 20
 21 So in other words if you have another
 22 situation in town where there is a demolition such as you
 23 have with the Ferry Market, where a building was
 24 demolished and the building that was built new, HARB
 25 reviewed the new construction of the Ferry Market. So
 that is just to reiterate and make certain that it gets
 done. This will have to be done anyway.

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1 or repairs.
 2
 3 And then if there is not an agreement made,
 4 just as a reminder that the HARB can recommend to Council
 5 that the COA for demolition of Cintra be denied. And of
 6 course then Council could consider that and could also
 7 make the denial. And that is based on Sections A, B and C
 8 in your Ordinance of Section 10-9.
 9
 10 So this is what HARB is to consider when
 11 making its recommendation to Council concerning the
 12 issuance of a Certificate of Appropriateness and the
 13 Certificate of Appropriateness is for demolition and that
 14 is the approval document. So 10-9 A, B and C.
 15
 16 A; is broad historical values representing
 17 the cultural, political, economic or social history of New
 18 Hope and Cintra has that characteristic.
 19
 20 The relationship of the building or
 21 structure to your historic personages or events and Cintra
 22 has that characteristic.
 23
 24 And significant architectural types
 25 representative of a certain historical period and a style
 or method of construction and Cintra has that
 characteristic.
 There may be others in this long list of
 what is in 10-9 but those were the three that were the

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1
 2 The next one is to have the Applicant
 3 consult with the Pennsylvania State Historic Preservation
 4 office to determine any approvals that might be necessary
 5 to satisfy the Pennsylvania State History Code or the
 6 National Historic Preservation Act, whichever might apply,
 7 if either one does apply.
 8
 9 And this is just to ensure that that gets
 10 done similar to if the Borough would ask for license for a
 11 daycare center, something like that. So it just ensures
 12 that this particular regulations are followed and just
 13 makes certain that that gets done prior to demolition.
 14
 15 The next condition is to remove any
 16 architectural elements from the building that can be
 17 salvaged and reused in other places in the building or on
 18 the building or on the property or possibly even used on
 19 other buildings in the historic district.
 20
 21 And then the final one is to -- prior to
 22 demolition have the Applicant pay a mitigation fee to
 23 provide funding for historic preservation planning
 24 basically within the Borough.
 25
 26 And so that would include things like
 27 historic resource surveys, preparing historic
 28 preservation plan or starting a fund maybe to assist
 29 property owners to do historically appropriate restoration

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1 most pertinent to Cintra that I can find. So it can be
 2 denied.
 3
 4 And then recommendations for preservation
 5 of the building. We should get a second opinion on the
 6 engineering of the building to determine whether or not it
 7 is potentially possible to do a rehabilitation and also
 8 what that rehabilitation would cost. I think that is a
 9 key figure to know.
 10
 11 And then based on Section 10-11 of the
 12 Ordinance, HARB and Council can request financial
 13 information about the building and there is a whole list
 14 in Section 10-11 of the types of information about the
 15 property and the building that can be provided.
 16
 17 Also the Applicant -- you know, related to
 18 the financial information, the Applicant has not said
 19 whether or not state or federal historic preservation tax
 20 credits were considered as an option to rehabilitate
 21 Cintra and tax credits may provide enough funds to make
 22 the rehabilitation of the building possible. And it would
 23 just be good to have an analysis of the benefits of the
 24 tax credits. Again which could be part of the financial
 25 information requested in 10-11.
 26
 27 And then finally, the property -- if this
 28 is a consideration to HARB and I think it should be, that

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1
 2 the property retain its historic designation, its National
 3 Register listing after demolition, then you should know
 4 that Cintra will lose its National Register status if it
 5 is demolished and reconstructed, even if the
 6 reconstruction is an exactly perfect replicate in high
 7 detail and quality, it cannot be listed on the National
 8 Register immediately. There has to be some time that
 9 passes. So there would be about a 50 year period and at
 10 that time, then the new Cintra could possibly be
 11 redesignated as being listed on the National Registry. So
 12 those are the conditions either way.

13 CHAIRMAN VOSS: Thank you. Then we have a
 14 response from the Applicant?

15 MR. VanLUVANEE: Thank you. With very few
 16 disagreements, we were in agreement with what Mr. Kimmerly
 17 recommended and I put the qualifications in my letter when
 18 I responded to each point. And as I heard Mr. Kimmerly
 19 state some of the conditions today, I wasn't sure that we
 20 really had a disagreement.

21 If we go through them, we don't really have
 22 disagreements. And a couple of the suggested mitigation
 23 members or conditions in my view may have been based on
 24 the assumption that the Applicant, Mr. Hillier, had
 25 amended his application to request a Certificate of

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1
 2 we had already offered that.

3 The qualification in my response was simply
 4 that it was also suggested that those materials be related
 5 to not just Cintra but the New Hope Historic District. We
 6 thought that was a little overreaching and a little vague.
 7 I am not sure why this Applicant should be required to
 8 provided educational materials over the entire historic
 9 district. That seems beyond the scope of this
 10 application. That was the only qualification that we had
 11 on C.

12 Number D, again I said this may be because
 13 of --

14 CHAIRMAN VOSS: Sorry to interrupt.
 15 MR. VanLUVANEE: Sure.
 16 CHAIRMAN VOSS: Just because I am reading
 17 the letter and perhaps you're just telling us that what is
 18 in the letter is not -- is no longer as relevant but I am
 19 seeing the word is not acceptable in every one of the
 20 parts you have mentioned so far.

21 MR. VanLUVANEE: I don't think you have.
 22 CHAIRMAN VOSS: Approval of these drawings
 23 by Borough Council is not an acceptable condition of
 24 approval.
 25 MR. VanLUVANEE: As stated. And that is

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1
 2 Appropriateness for a new plan and that isn't the case.

3 And I made it clear and I think the record,
 4 when we all have a chance to read it, will confirm and
 5 Mr. Hillier stated on three or four occasions that this
 6 was limited to a Certificate of Appropriateness request
 7 for a Certificate of Appropriateness for demolition. That
 8 was the only thing before you.

9 With that in mind, going through the
 10 recommendations of Mr. Kimmerly's memorandum; number 1 or
 11 2A as I indicated in my letter, the Applicant which is a
 12 limited liability company, will agree to retain the
 13 services of Mr. Hillier who is a qualified historic
 14 architect and his architectural firm will prepare the
 15 requested drawings and photographs.

16 So we are in agreement, just want to make
 17 it clear that Mr. Hillier and his firm will do that work.

18 Condition number two, hire a historian. We
 19 have already hired Mr. Primavera whose qualifications I
 20 think are beyond question, and he will be retained to do
 21 that work.

22 The third condition was the suggestion that
 23 the owner hire a historian to develop educational
 24 materials focusing on the architectural significance of
 25 Cintra. That is certainly an agreement. Mr. Primavera --

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1
 2 why I was explaining the minor differences between what is
 3 in the memorandum and what we have agreed to do. I don't
 4 think they are significant.

5 Is unacceptable as stated, that is all I
 6 said. But if you read my letter, I made it very clear as
 7 to what the minor change that we have to make that -- to
 8 make the condition acceptable. We are not suggesting that
 9 all of these conditions were not acceptable. In fact most
 10 of them, with one or two minor exceptions, when I get to D
 11 as I said it is unacceptable because there are no new
 12 plans for construction.

13 If you take out prior to demolition of
 14 Cintra, as I said in my letter, which is the first five
 15 words in paragraph D and the last sentence, reconstruct
 16 Cintra will be completed within 18 months of approval of a
 17 Certificate of Appropriateness. We have no problem with
 18 the condition. We don't quarrel with what the Zoning
 19 Ordinance says.

20 We recognize that the property is in the
 21 historic district and the provisions of the Ordinance to
 22 regulate the element in the historic district have to be
 23 followed. No one is quarreling with that.

24 It is just the first five words in the last
 25 sentence which we have an exception as it relates to this

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1
2 application because there is no plan before Council. No
3 plan has been submitted, no application for Certificate of
4 Appropriateness for redevelopment has been submitted to
5 you.
6 We acknowledge that when and if the
7 property is redeveloped, we have an obligation to comply
8 with the regulations and your Zoning Ordinance as it
9 relates to properties in the historic district. There is
10 no quarrel there. And we have read those and we are very
11 familiar with those. Mr. Hillier was before HARB before
12 with an application for redevelopment and presented the
13 entire plan to Council.
14 That is -- there is no problem with what
15 the Ordinance said. The question of what -- it is the way
16 we read this condition. And when I heard Mr. Kimmerly
17 tonight, he didn't say it the same way that he wrote it.
18 I thought he said it more like what I am saying to you, so
19 I think we should be able to resolve that.
20 But as I read it, it says prior to the
21 demolition he has to come forward with the plan. And I
22 don't believe that that is an appropriate condition that
23 is supported by your Zoning Ordinance. That is the only
24 difference of opinion.
25 Then we get into a circular thing where we

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1
2 MR. VanLUVANEE: And if we do that, we then
3 have to come forward with a plan for the building and for
4 the property in compliance with your Ordinance. That is
5 why I said I don't think we really had a big difference of
6 opinion here.
7 The statement, without the language that I
8 questioned, is right from your Ordinance and I certainly
9 agree with Mr. Kimmerly. We are not questioning the
10 enforceability of your Ordinance. That is a given. We
11 already know that has to happen.
12 E, I did say E was unacceptable. That is
13 because we have done nothing that triggers the need to
14 apply to the historic preservation office or the -- to
15 determine whether approvals are necessary. I don't think
16 Mr. Kimmerly would argue, approvals are not necessary to
17 demolish a building.
18 Approvals may be necessary, as he states,
19 in the connection with the approval of a new plan that
20 requires a sewage facilities planning modular. As part of
21 the planning modular process we do have to make an
22 application to the -- for historic clearance so to speak,
23 and that is a part of that process but it is not a process
24 that applies to the request to demolish a building.
25 And that is when I saw sewage facilities

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2 have a condition on demolition even though everybody
3 agrees it can be demolished. Then the condition is he has
4 to come back with a plan, then we have to submit another
5 Certificate of Appropriateness, we have to get the plan
6 approved.
7 And under that circumstance certainly a
8 reconstruction of Cintra, which is not before Council or
9 the HARB for approval, is not going to be constructed
10 within 18 months of the approval of this Certificate of
11 Appropriateness for demolition. Can't happen. I really
12 don't think we are that far apart.
13 What we are suggesting is just a logical
14 reading of how your Zoning Ordinance applies to properties
15 in which the building has been demolished but it is still
16 the property itself is within the historic district. So
17 we know we have to submit any plan for development back
18 through the entire process. There is no question about
19 that. We are not arguing that.
20 CHAIRMAN VOSS: The only reason why I put
21 the prefix on that of prior to demolition of Cintra is
22 that I was under the impression and I think several other
23 people who attended the meeting also were under the
24 impression, that new Cintra was going to be built fairly
25 quickly. That is the only reason I said that.

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2 planning modular on there again I thought Mr. Kimmerly
3 might have been relying on what he thought was a request
4 to amend the application and of a new plan. If we had a
5 new plan, I would agree. We don't have a new plan. It
6 doesn't apply. That is the reason for the response.
7 MR. O'BRIEN: Mr. VanLuvanee, your
8 Applicant did however have numerous slides and
9 representations of a new building.
10 MR. VanLUVANEE: Yes. Absolutely.
11 MR. O'BRIEN: Was that just for
12 illustrative purposes?
13 MR. VanLUVANEE: The whole thing was and
14 that is why we started and finished and a couple times in
15 between said this is for demolition. We can't build a new
16 building until we have approval to demolish the old
17 building. We will not build the new building until Mr.
18 Hillier has approval of a plan such as he had obtained
19 previously from Council.
20 MR. O'BRIEN: Has there been an updated or
21 revised subdivision land development plan submitted?
22 MR. VanLUVANEE: No, because we don't have
23 this demolition issue resolved. That is the reason.
24 It goes in circles if you follow that. You
25 get a conditional demolition permit, then conditional

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2 approval of a new plan, that is conditional on getting
3 HARB approval, Council approval.
4 And we are back in the circle again. And
5 that frankly if you follow the procedure that Mr. Hillier
6 had to go through, that is essentially what ended up
7 happening here.
8 MR. O'BRIEN: Do you foresee the 18 month
9 period, once land development is approved and this has
10 zoning approval for a new building, once it goes through
11 this body on to Council, do you foresee the 18 month time
12 period to be a valid timeframe for development of an
13 apartment building?
14 MR. VanLUVANEE: If the land development
15 plan is approved and part of that -- by HARB and then by
16 Council and the reconstruction of the building is a part
17 of that, Mr. Hillier has told me that he can build it in
18 18 months.
19 Am I right, Bob?
20 MR. HILLIER: Yes.
21 MR. O'BRIEN: So technically there is no
22 argument in regards to the 18 month period assuming that
23 all other approvals are obtained and in actuality this is
24 the final step?
25 MR. VanLUVANEE: That is correct.

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2 MR. O'BRIEN: And that Certificate of
3 Appropriateness would be the final step.
4 MR. VanLUVANEE: For a new development,
5 yes. Absolutely. And again, we are not challenging any
6 of your regulations. That is not the case.
7 My point was that these two, especially D
8 and E are really not applicable at the present time. They
9 are all things that we know we need to comply with.
10 MR. O'BRIEN: So D was actually linked to
11 the demolition, opposed to linked to approval of the
12 future development?
13 MR. VanLUVANEE: That is correct. And
14 that is why I tried to articulate -- perhaps I shouldn't
15 have started off by saying it is unacceptable, I should
16 have said it is acceptable if you strike consensus. I
17 think I said that, maybe you didn't like the tone of the
18 letter. For that I apologize.
19 When we went through it, we didn't have
20 significant issues, it was more a question of semantics
21 and understanding the scope of the application. That is
22 where we are.
23 MR. O'BRIEN: Thank you.
24 MR. VanLUVANEE: Where am I? I think --
25 MR. O'BRIEN: Letter F.

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2 MR. VanLUVANEE: F, yes. What I suggested
3 in my letter is that we would develop a list of the
4 architectural character defined elements of the building
5 to be salvaged and retained for future use. Essentially
6 we agree. But you know, I don't know where -- the way the
7 condition was read it was very broad.
8 I can't imagine you want every single
9 architectural feature of this building whether it is
10 significant historically or not. We have consultants that
11 have come up with what is significant, provide that
12 guideline. And again, this is essentially a will comply
13 with the suggested suggestion but we want some
14 understanding as to scope. That is really what I am
15 suggesting. And I have talked about that and again we
16 didn't have a problem with the concept.
17 And the last one, the -- a mitigation fee,
18 I came up with and Mr. Hillier actually came up with was a
19 response about making a contribution and then having --
20 opening the property once he reconstructs the building,
21 which he intends to do, to support fundraising. That was
22 a proposal.
23 Mr. Kimmerly's proposed condition did not
24 say what mitigation fee he thought was appropriate and
25 that wouldn't have been his purview -- within his purview

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2 to do that.
3 We made a suggestion to you. We don't have
4 an objection to a mitigation fee.
5 CHAIRMAN VOSS: Thank you. There are a
6 few things that I was looking at that are tied together in
7 the two proposals and -- I don't want to say disagreement,
8 but the imagining -- the re-imagining of the proposal.
9 One for -- I think it would be more
10 appropriate instead of saying a list, I mean I think that
11 is a necessary step but I do think there needs to be an
12 agreement on what materials we believe should be saved and
13 how they will be saved. Just because there is going to be
14 a time involved between any potential removal of these
15 items and future use.
16 MR. VanLUVANEE: That is fine. We would
17 just need to know who you designated and we would rather
18 not have a committee of 50.
19 CHAIRMAN VOSS: That is what I am
20 thinking, that is the kind of thing that you would agree
21 to rather than just saying a list of stuff because we want
22 to know the materials that will be saved. And something
23 that I thought would be interesting is if the new library
24 would be nice, for example to reuse the materials
25 200 yards away. So that is one of the things.

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2 MR. VanLUVANEE: That is fine.
3 CHAIRMAN VOSS: Going back to D.
4 MR. VanLUVANEE: Which one?
5 CHAIRMAN VOSS: D, the one with the --
6 where you want to drop the five words at the beginning.
7 MR. VanLUVANEE: Okay.
8 CHAIRMAN VOSS: I believe those five words
9 are critical. The last sentence I can see removing or
10 varying but I believe what should be done is prior to any
11 demolition of Cintra, the action that needs to be
12 completed within 18 months -- well I don't know exactly
13 how this happens, but prior to demolition of Cintra I
14 think we need to know what the new building will look
15 like.
16 And let me explain why. The difficulty is
17 once the building is down -- this is why we have
18 conditions that can be put on, once the building is down,
19 then the only regulations you have to follow are that it
20 needs HARB and zoning regulations. But that means it
21 could have any building that is appropriate for that site
22 of any historic -- anything that is historically
23 appropriate for that site has nothing -- there is no
24 requirement unless we put conditions on that it look like
25 the current Cintra; that it have the scale and massing,

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2 MR. HILLIER: That is not a problem.
3 MR. VanLUVANEE: I think if what you are
4 trying -- what you are suggesting is that you would see
5 plans prepared by Mr. Hillier of the building that he
6 would reconstruct at such time as he obtains the land
7 approval -- subdivision or land development approval for
8 this property to redevelop it, we would already commit to
9 building this Cintra that he's already designed. I think
10 he already has it.
11 That is not a problem. It is timing to
12 submission of a plan for redevelopment that becomes the
13 problem. But giving you the building that will be built
14 there, if anything is built on this property, that is not
15 a problem. I don't think.
16 MR. HILLIER: No, it is not at all.
17 MR. O'BRIEN: Would you be amenable to the
18 proposed building being substantially similar to the
19 existing building, Cintra, in materials, style and
20 massing?
21 MR. VanLUVANEE: Yeah, with the exception
22 we wouldn't use the same stone.
23 MR. O'BRIEN: Fair enough.
24 MR. HILLIER: Except for one condition.
25 What we want to do is take it back to its original because

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2 that it uses the same materials.
3 And I think -- I think that is to me, prior
4 to the demolition of Cintra I need to see a proposal that
5 is in place that we can agree upon at least in principal
6 and then -- and to me that could happen within some
7 timeframe. But to have -- I think the idea of having a
8 condition on the COA is ensuring that the new building,
9 the new things follow the style and follow the -- and if
10 you're intent is to replicate it, then I don't see a
11 reason why the replication statement cannot be part of the
12 COA condition.
13 MR. VanLUVANEE: One second.
14 MR. KESTER: That is what I was going to
15 say, I am in agreement with that to a certain extent. I
16 think we make it a condition. I think we make it a
17 condition that the building be constructed substantially
18 the same as the existing Cintra building, within the same
19 footprint, with the same building setbacks and that would
20 cover it.
21 What I am concerned about with leaving this
22 clause in about waiting until -- waiting for demolition
23 until we see the plans and all of that, is that this
24 building is going to fall down on its own. This is what I
25 am worried about.

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2 if you look at it in --
3 MR. O'BRIEN: It has been amended 14
4 times.
5 MR. HILLIER: It had porches and balconies
6 and we want to put all of that back. Over the years it
7 has been piece by piece destroyed and we are trying to
8 bring it back to what its original beauty was. That is
9 our intention.
10 MR. VanLUVANEE: I think you saw
11 Mr. Hillier presented the slides of what the front of the
12 building would look like and the back of the building.
13 That is what Bob intends to do. If they were acceptable,
14 we could give you copies of the slides.
15 MR. HILLIER: We can come in with plans
16 very quickly and go over those with you. We can do that
17 in advance.
18 MR. O'BRIEN: Again adding on to that, the
19 proposed building will be constructed substantially
20 similar to the existing building, Cintra, in materials,
21 style, massing, when initially constructed.
22 MR. HILLIER: Yes. That is fine.
23 CHAIRMAN VOSS: And a condition I did not
24 see mentioned is that I would like to know that the
25 current outbuildings are preserved. I do understand that

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2 there was confusion as to all of the outbuildings versus
3 the two that you had plans to restore, the barn and the
4 ice house.
5 MR. HILLIER: It is an ice house and a
6 kitchen, and the ice house the roof is collapsed in it.
7 But our intention is to rebuild it as it is and where it
8 is.
9 CHAIRMAN VOSS: Would that be an
10 acceptable condition that we do not lose those buildings?
11 MR. HILLIER: Yes.
12 MR. VanLUVANEE: And the barn would stay
13 in the back, that is already there. There was one small
14 building close to the barn I think that Bob said was not
15 --
16 MR. HILLIER: We had approval in our
17 original approval of the site to remove that.
18 CHAIRMAN VOSS: At this point I want to
19 feel like we are starting from scratch. That is what you
20 are telling us we are.
21 MR. HILLIER: Correct, we are.
22 CHAIRMAN VOSS: We are starting from
23 scratch. And we do not have the -- we don't have the
24 right to use previously submitted plans which you told us
25 we didn't have that right, so that is why the conditions

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1 buildings and -- but we are not preventing removal of
2 trees or anything.
3 MS. CONNELL: You're not giving him
4 permission to demolish the small structure?
5 CHAIRMAN VOSS: We are not denying
6 permission as a condition.
7 MR. O'BRIEN: He hasn't requested that.
8 MR. HILLIER: We have the four buildings,
9 the two little ones; the kitchen and ice house, the barn
10 and the original mansion. Those are the four that you
11 want to see.
12 MR. VanLUVANEE: On any future plans those
13 four buildings will have to be divided, right?
14 Essentially that is what I am --
15 CHAIRMAN VOSS: That those would require
16 conditional statements and I assume you might develop the
17 rest of the property as well.
18 MR. VanLUVANEE: Yes. Understood.
19 MR. HILLIER: Understood.
20 CHAIRMAN VOSS: I will tell you the one
21 thing that still stands out to me, and I don't know how to
22 resolve this as a condition is, you know I looked back at
23 the minutes and it was very clear that there was a cost
24 estimate for repairing the first -- front five walls of
25

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1 have to make sure -- that is why we make sure they are as
2 conditions.
3 MR. VanLUVANEE: We are fine. There is no
4 quarrel with that. The more specific we can be, the
5 happier we all will be.
6 MR. HILLIER: The ice house, the kitchen
7 and the barn are the three other buildings that we would
8 actually not rebuild but restore and replicate.
9 CHAIRMAN VOSS: Then is there a name for
10 the other building that is being taken down?
11 MR. HILLIER: The one that would be taken
12 down is almost falling down at this point, which is the
13 last one, which in our first site plan when we got
14 approval to not have to build that one because it was in
15 such bad condition. It was built in the 1950s. It is not
16 part of the original Cintra complex.
17 MS. CONNELL: May I ask a question?
18 CHAIRMAN VOSS: Sure.
19 MS. CONNELL: Does that mean we have to
20 include that in the demolition if in fact you get to that
21 point, that one building that Mr. Hillier just mentioned
22 or --
23 CHAIRMAN VOSS: No, the idea would be that
24 we define conditions that prevent removal of other
25

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1 this building and -- I mean to quote Mr. Hillier, it was
2 -- so the point is just saving those walls is going to
3 cost three to five million dollars -- well three to five
4 million. We can build the whole place for 2.7 million
5 and demolish it. It goes on to other details of
6 demolition costs.
7 And it seems to me that there was a price
8 attached to the cost of saving the -- at least the facade
9 of this building and there is a named value. And I guess
10 two things that go into that is a -- I guess I need to
11 know before I can even agree to a conditional COA
12 recommendation is that I would need to have cost estimates
13 confirming an amount significantly greater than those
14 dollar amounts because those dollar amounts seem to me to
15 manageable. I mean if it costs \$5 million versus \$2.7
16 million, I see -- there is possibly tax credits with the
17 possibility of -- I don't know, work development of the
18 rest of the property. I see that that number can be
19 closed, that gap.
20 So I guess that is the difficulty that I
21 have right now for me even with the conditions that we
22 have put on don't seem to address this part of it and so I
23 guess that is still an outstanding question.
24 MR. VanLUVANEE: I don't have the benefit
25

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2 of the transcript because the Borough doesn't authorize
3 the release to us, even if I am willing to pay for it in
4 advance, which I would ask you to please consider changing
5 because you are sitting there reading a transcript we have
6 not been provided the opportunity to read and that is not
7 really particularly fair to an Applicant.

8 But beyond that, I think the transcript
9 would also state, not just me, but also our structural
10 engineering consultant said basically you can't preserve
11 the walls so you can't put a price on something that can't
12 be preserved, and we have that structural engineer report
13 and that is Mr. Hillier's opinion.

14 Whether three to five million is a fair
15 price to restore a wall if it is reconstructable, that is
16 a different issue that is not before you. I think we
17 established without any question that this property can't
18 be saved because the original builder used inferior
19 material that over a period of 200 years almost has
20 deteriorated to the point that now it can't be saved.

21 And the wall if you will restore it, would
22 have to be stuccoed anyway because we are not sure what is
23 underneath. I mean I am not sure what the difference is.
24 As Bob said, you will get a better building when you are
25 finished than you ever had here except maybe the day it

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2 our reflections on those. I don't know, are we ready to
3 -- do we have enough clarity to create the conditions now
4 or do we want to table what we heard? I don't want to
5 keep tabling this. I didn't know if we feel we are at a
6 point where we can define the conditions fully. We have a
7 good framework to start from.

8 MR. O'BRIEN: What we can do is entertain a
9 motion, get a second and then discuss the motion prior to
10 the vote.

11 CHAIRMAN VOSS: I am happy with that. The
12 motion without the conditions seems like it is incomplete.
13 That is where I am right now.

14 MR. O'BRIEN: Okay. I would like to make
15 a motion that the application for demolition of the Cintra
16 property located at 181 West Bridge Street be recommended
17 for a Certificate of Appropriateness with the following
18 conditions.

19 A. Prior to demolition of the building
20 identified as Cintra, the owner shall acquire the service
21 of an architect with experience in historic preservation
22 to prepare a detailed measured plan and photographs of the
23 building. And then place these drawings on permanent or
24 temporary display at a public location within New Britain
25 Borough.

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2 was opened for somebody to live in it because it will be
3 stone.

4 Mr. Primavera tells me the tax credits are
5 also not available to reconstruct a wall of a building. I
6 know he has made a lot of applications for tax credits for
7 clients and knows exactly what the regulations are so I
8 have to trust him on that.

9 MR. KESTER: I personally think it was
10 inferior material, inferior from day one and it was
11 showing signs of deterioration back in 1917 already. I'm
12 sorry to disagree, but I don't see the point of preserving
13 the front walls just for the sake of preserving the front
14 wall.

15 I think it makes much more sense to
16 reconstruct the building in the same manner that it was
17 originally built. That is my opinion.

18 CHAIRMAN VOSS: Any questions?

19 MR. O'BRIEN: No questions.

20 CHAIRMAN VOSS: So it sounds like we have
21 -- at least have from our past discussions, there is an
22 interest in offering a COA with conditions. I would like
23 to be clear on exactly what those conditions are. You
24 have heard at least Mr. Kimmerly's proposal, you have
25 heard some of our reflection on -- well your concerns and

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2 CHAIRMAN VOSS: New Hope.

3 MR. O'BRIEN: Sorry, I am in a bigger
4 community. New Hope Borough.

5 B. The owner shall hire a historian to
6 develop a narrative that explains the historic
7 significance of Cintra on a plaque or marker to be
8 displayed prominently near or on the property, we would
9 prefer on the property, where future new construction may
10 occur.

11 The narrative, design of the plaque or
12 marker and location to be reviewed by the Historical
13 Architectural Review Board and recommended to Council for
14 approval.

15 C. The owner shall hire a historian to
16 develop educational materials that focus on the historic
17 and architectural significance of Cintra, specifically the
18 building identified as Cintra and the surrounding property
19 that it sits on.

20 The materials are to be placed on New
21 Hope's website and made available to other appropriate
22 locations in New Hope.

23 D. Regarding other structures at the
24 subject property; the ice house, kitchen, barn are to
25 remain at their current location and be restored to the

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2 condition when initially constructed. That restoration to
3 be approved by HARB at a future time and date.
4 E. The new proposed building shall be
5 substantially similar to the existing building, Cintra, in
6 materials, style and massing when it was initially
7 constructed.
8 F. Prior to demolition any architectural
9 elements on the building shall be retained. The Applicant
10 shall work with a representative appointed by Council
11 regarding specific features to be retained and possibly
12 reused in future adaptive reuse efforts within the
13 Borough.
14 G. The Applicant shall make a contribution
15 to the New Hope Historical Society in the amount of \$1,000
16 for use by the Historical Society as it sees fit.
17 They are the end of the conditions.
18 CHAIRMAN VOSS: Do we have a second?
19 MR. GADA: Second.
20 CHAIRMAN VOSS: So we can open the floor to
21 questions or discussions, any public comments, questions?
22 MR. O'BRIEN: Name and address, please
23 MS. WEIDMAN: Sure. My name is Katrina
24 Weidman, 130 North Main Street, lifelong Bucks County
25 resident. W-E-I-D-M-A-N.

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2 Cintra, is that we do ask that before HARB motions the
3 demolition -- to approve demolition for a nationally
4 registered property, that there is a third party
5 independent contractor or engineer who specializes in
6 historic restorations especially when it comes to masonry
7 come out and evaluate the property.
8 I would also ask if anybody from HARB has
9 physically been out to the property to evaluate it.
10 CHAIRMAN VOSS: I have not.
11 MR. O'BRIEN: I have been in the building,
12 it is unsafe.
13 MR. KESTER: I have looked at the property,
14 I haven't been in the Cintra building but I have been in
15 the peripheral buildings.
16 MS. WEIDMAN: Okay. So I think that is
17 reasonable especially when we saw what happened with
18 Odettes where the town was consistently told it was
19 unsaveable and now we have at least a piece of it to hold
20 on to and show our town pride.
21 So again, what we are asking for is that
22 HARB considers bringing in a third party independent
23 contractor to evaluate the structure and not just the
24 facade to determine what can be saved.
25 CHAIRMAN VOSS: Thank you.

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2 So I do have some concerns about Cintra as
3 a local here and also as somebody that cares very deeply
4 about Bucks County. I am also a public figure so I love
5 bringing my fans to Bucks County and showing them not
6 only the history but the historical significance of the
7 buildings that we have here. So when I heard about Cintra
8 obviously this was a concern of mine.
9 I understand that Mr. Hillier has owned the
10 building for -- the property for eight years now and as it
11 was noted in the July 6th meetings by Ms. Gering, he is
12 practicing demolition by neglect. I think that that
13 should be something that the whole town should be
14 concerned about that we are bit by bit losing our history
15 and although the conditions sound very nice and I would
16 agree with them, if in fact we cannot save Cintra.
17 My concern is that the original approval
18 was for Mr. Hillier to save Cintra and here we are eight
19 years later and the conditions are already being taken
20 away. So who is to say in five years the ice house, the
21 kitchen and everything that we are talking about and
22 asking him to save will not be met with the same reasoning
23 of they can't be.
24 We would ask -- and I also represent a
25 group of locals who is growing who is very concerned about

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2 MS. MacDONALD: Hi. Thank you. My name is
3 Joan MacDonald, M-A-C-D-O-N-A-L-D. I am a new resident of
4 New Hope and I have just recently moved to Kiltie Drive
5 and I am a neighbor of the Cintra Mansion. My house backs
6 onto the property.
7 And I listened with a lot of interest, I
8 was not at the prior meeting, I didn't live here at the
9 time, and I just wanted to bring out my concerns about the
10 demolition and replacement.
11 I think that demolition of this amazing
12 historic building is really going to harm the immediate
13 neighborhood where I live in irreversible ways, as well as
14 the whole Borough. This is a historic building and
15 historic site and although it is in terrible condition,
16 its also not been taken care of for at least a decade and
17 that is why it is in such bad shape.
18 And I believe that the town, the Borough,
19 this community should try really hard to actually restore
20 the original real special historic building. The replica
21 which sounds lovely, is as the previous speaker has said,
22 is not the same as an actual historic building.
23 It is also not just about the building,
24 that property has incredible trees. The prior or original
25 owners had that as an estate. Even the neighborhood where

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2 I live has remnant large trees. It is the building, it is
3 the property, it is all of those things together, they add
4 to the school, they add to the Borough. If they are gone,
5 that is a major issue for our whole community.

6 And then finally I would like to say that
7 many buildings are restored, even buildings in terrible
8 condition. People are able to put up scaffolding, they
9 are able to put up interior structures to stabilize
10 things.

11 Surely with the amount of funding that is
12 in this community and with the know how in this part of
13 our country, we can get an engineer and a historic
14 architectural specialist and retain and preserve and
15 refurbish this building for the community of New Hope.

16 And I would ask this Board to please not
17 allow demolition and also to make it extremely difficult
18 for anybody who does allow this building to collapse or be
19 demolished not to be able to replace it with, you know
20 condos or pretend historic buildings. We have a real and
21 valuable addition to our community and I urge you to help
22 us save it. Thank you.

23 CHAIRMAN VOSS: Thank you.

24 MS. STAGNITTO: Hi, I am Lori Stagnitto,
25 L-O-R-I S-T-A-G-N-I-T-T-O, Solebury.

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2 stone was in terrible condition.

3 But at the same time we are hearing that
4 Mr. Hillier is a world famous architect with the best
5 resources in the world. To look at a building two miles
6 from his house to decide whether he should buy it and
7 restore it or walk away. I don't know why New Hope
8 Borough has allowed this house to sit like this for
9 12 years.

10 At the last month's meeting they were
11 claiming it was dangerous and it was a public danger.
12 Well I have to assume that in the 12 years Mr. Hillier was
13 driving to the Giant or the post office, he didn't look
14 over and say hey I should do something with that building
15 or this is dangerous or right across from the school, I
16 should do something with that building.

17 We have had really bad weather last year.
18 We had a tornado went right through my yard down the
19 river. We had Ida, some really fierce storms. That
20 building is still standing. A lot of other buildings
21 around here were not standing after the storms.

22 So I don't really think she is about to
23 fall down on her own but the question is we don't know.
24 All we know is what the developers are telling us. We
25 need a third party structural engineer to tell us what is

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2 I was actually on the Zoom meeting last
3 month but was not able to comment because the Zoom wasn't
4 working properly so I took a lot of notes last month. I
5 am actually here because I am the pain in the ass on
6 Facebook that won't let this thing die because I lived
7 here almost 30 years.

8 This is a beautiful historic building and
9 we live in this area because of the history and these type
10 of buildings. I am very familiar with developers versus
11 historians. Developers are in it for the money. Nothing
12 can be saved. Odettes is such a great example of that.
13 Look at it now. Developers have taken over New Hope.

14 I do not know why Mr. Hillier bought this
15 property 12 years ago. At the time I think we all thought
16 it was to save the building. I took some notes last
17 month. He said last month in the meeting that in 2010
18 when he bought the building the cracks had already been
19 there for over 20 years and at that time it would be about
20 185,000 to repair the cracks in the building.

21 And a HARB member asked any effort to
22 correct those problems and his answer was no, we did not.
23 HARB; did you know the building was built with argillite?
24 Mr. Hillier; no. Mr. Hillier; no remediation because we
25 did not think it was that serious. We had no idea the

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1
2 really going on with that building. We also need help
3 from the Pennsylvania Historical Preservation Society to
4 tell us what is going on with that building. I don't
5 think this is something we want to rush into.

6 As you mentioned, last meeting they quoted
7 \$45,000 to demolish, 2.7 million to rebuild it. I did
8 write down, they said if tasked to preserve -- if tasked
9 to preserve, meaning that they could actually do it, the
10 facade and structure is three to five million.

11 So there is money to play around with here,
12 as you said whether it is in preservation funds or grants.
13 Grants. They have plans to build three story apartment
14 buildings on that property. It is on their website. It
15 has been on their website for years what they plan on
16 doing with Cintra, and the 29 other family units on the
17 property. They are going to make millions and millions of
18 dollars off this property. They can put the money in and
19 save the historic building or at least try to.

20 Last month an Applicant came in for a
21 garage redo. And even though it is a small little wooden
22 garage, he wanted to put stone on it like Bucks County
23 stone. And as one of you said, that I thought it was so
24 brilliant, it is not an authentic look, it is fake history
25 and it is too clean. And that is what a brand new Cintra

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1 would look like. Thank you.

2 CHAIRMAN VOSS: Thank you.

3 Any further public comment?

4 MR. EDWARDSON: Peter Edwardson. I worked
5 on Cintra. The building is falling down. It starts from
6 the top, ten foot sections collapse. I wish it could be
7 saved.

8 Now the building -- and when you walk
9 around it, the foundation is crumbling. The one corner
10 they tried to preserve, put big block on the outside, it
11 is not doing it. You can't preserve the foundation.

12 The only way Cintra can be saved is take it
13 down to the foundation, put new footings in and rebuild
14 it. There is no saving those footings. It is a concrete
15 basement with a roof on it. That is what it is.

16 There is nothing there that's really -- if
17 it could be saved, Mr. Hillier would save it. I just
18 wanted to say that.

19 CHAIRMAN VOSS: Thank you.

20 MR. FREEO: Jay Freeo, 186 South Main
21 Street, New Hope.

22 I want to commend the woman that just gave
23 a presentation earlier, her recital was very thorough and
24 she obviously put a lot of thought and time into this
25

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1 subjective as to exactly where that cutoff is but there is
2 a point where a building that is deteriorating and is in
3 bad condition can lose its historical designation. Cintra
4 is not at this point based on my experience working with
5 the state preservation office.

6 It is probably somewhere over 50, 60,
7 70 percent of the building would have to be pretty much
8 gone before you could say that it could not be rebuilt.

9 I put on my reports a photo that I took off
10 of a Facebook page, I believe this is in the City of
11 Detroit of a building that is in much worse condition than
12 Cintra that was restored using the historic preservation
13 tax credit. So I don't believe it is at that point.

14 The best people to get involved with that
15 question and to answer that question is the Pennsylvania
16 State Historic Preservation office. Consulting with them
17 on this issue is paramount I believe.

18 MR. FREEO: Thank you. I mean I think this
19 woman hit on the same point that I was going to bring up
20 and that I thought I heard Mr. Kimmerly make the same
21 reference. I thought I heard him say one of the criteria
22 was a second evaluation on salvage should be done but I
23 didn't hear that go into the final recommendations. That
24 is what I thought I heard here.
25

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1 evaluation and she's actually hit on some of the points
2 that I had as Mr. Kimmerly has.

3 Saving a portion of this building -- let me
4 go back to something I said last meeting. It seems to me
5 that if this building is demolished, what I heard was we
6 will lose the historic designation. Therefore the comment
7 on our website, the New Hope website, is Cintra is a
8 distinctive 1800s mansion. That sentence will go away I
9 assume.

10 In losing the historic designation, what I
11 heard is if a replica is built, if that is the correct
12 term for reconstructing the same thing and the same
13 footprint, what I heard was it will take 50 years to
14 register -- to reregister the property.

15 So I guess the question I have is if some
16 portion of that building can be salvaged, and I don't know
17 the answer to this, I am asking the question to the room.
18 What portion of that building has to be salvaged and can
19 be incorporated into the new construction such that the
20 building does not lose its historic designation?

21 Can any one answer that?

22 MR. KIMMERLY: I will try to answer that.
23 I have worked with the Pennsylvania State Historic
24 Preservation office for many years and it is kind of
25

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1 So this goes back to what this woman said
2 earlier -- excuse me for referring to you as this woman.
3 But without a question there should be an independent
4 third party hired by the Borough to do a thorough
5 evaluation confirming the integrity of this structure,
6 what can be salvaged, what cannot.

7 That is a pretty basic issue that
8 absolutely should be done. Again comes back to what
9 portion can you salvage that perhaps you can preserve the
10 historic designation of this building. That is the
11 intent.

12 At the end of the day when you look at it
13 from the road, as most people will, would you be able to
14 see that the major portion of the foundation for example
15 was salvaged? Would that matter? Probably not. But if
16 you can retain the historic designation of the structure,
17 then it does matter. To me that is very significant.

18 And lastly, this was an e-mail I had sent
19 out, I don't know if it made its way to anybody. I will
20 give it to you guys. I am sorry, I only brought one copy
21 but this is -- these are buildings down in Sandy Hook and
22 these are all pre-war structures that -- two story
23 structures, officers' quarters, that roof had collapsed,
24 leaks, the buildings were in a deteriorated state. And
25

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2 this is a well-designed constructed steel frame structure
3 -- I will leave these with you gentlemen -- but to
4 reenforce it as opposed to timber which is what I see when
5 I drive by.
6 I agree that further evaluation should be
7 made as to the potential to restore this property. I
8 think from a cost perspective it probably is feasible but
9 I think it comes down to the integrity of the structure to
10 withstand a restoration. Thank you.
11 CHAIRMAN VOSS: Thank you.
12 MR. VanLUVANEE: Mr. Primavera has been
13 whispering in my ear, I would like him to come and address
14 Mr. Kimmerly's comments about this decertification,
15 technical business that I don't know anything about.
16 MR. PRIMAVERA: Sure. I just want to
17 clarify a -- Peter Primavera, Primavera Partners. I was
18 sworn in at the previous meeting as a preservation
19 consultant on the project.
20 Okay. Mr. Kimmerly, I have been doing
21 historic preservation for 40 years. Professionally done
22 over 3,000 projects, many in Pennsylvania. Many hundreds
23 in Pennsylvania. I work with the National Register and
24 the National Park Service every day.
25 This building will not be decertified.

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2 and one of those properties is not listed on the register.
3 So the same logic applies to decertifying.
4 Someone would have to get Mr. Hillier's permission to
5 decertify. He will not do that.
6 MR. KIMMERLY: Can I have a second to
7 respond?
8 CHAIRMAN VOSS: Sure.
9 MR. KIMMERLY: The submission of National
10 Registry nominations to the National Park Service actually
11 is done by the Pennsylvania State Historic Preservation
12 Office. It is not done by consultants who prepare the
13 nominations or volunteers who prepare the nominations.
14 The state preservation office is actually the one who
15 submits those nominations and the same is true for
16 delisting.
17 It is the state preservation office that
18 can decide whether the property gets delisted or not. If
19 Cintra is demolished and no one has reached out to the
20 state historic preservation to let them know about it,
21 some one of these activists here in the community could
22 call the state preservation office and say hey, Cintra is
23 gone. The State then would prepare paperwork and they
24 would send it to the National Park Service and that would
25 start the process of delisting the building.

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2 That is not even the proper terminology to use. The
3 proper terminology is delisted from the National Register.
4 There is no procedure for delisting unless someone applies
5 to delist it. Second, it is the property that is on the
6 register, it is not the mansion.
7 So again, that argument goes away. So all
8 I am saying is these arguments based on decertification,
9 Mr. Hillier has no intentions to decertify it. And there
10 are no preservation police driving around decertifying
11 buildings. They don't exist in the Pennsylvania HMC is
12 the proper terminology for that office. Pennsylvania
13 Historical Museum and the subsection within the
14 Pennsylvania Historical Museum is the state preservation
15 office as mandated by the National Historic Preservation
16 Act of 1966.
17 So the designation is not an issue and it
18 is just irrelevant. We are not going to de-designate the
19 property. There isn't anyone out there who will. And if
20 we -- if Mr. Hillier owns it as he does, somebody can't
21 de-designate this property. He has to give permission to
22 do that just like when you did your nomination to the
23 historic district, there were four outlying buildings,
24 this was one of them, that were individually listed. One
25 of those property owners objected to being on the register

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2 MR. PRIMAVERA: Mr. Kimmerly, once again we
3 disagree. In my 40 years of working in Pennsylvania and
4 growing up in Philadelphia, I have never seen a building
5 decertified in the State of Pennsylvania. I have never
6 seen it done once.
7 CHAIRMAN VOSS: You mean property.
8 MR. PRIMAVERA: Pardon me.
9 CHAIRMAN VOSS: You mean property. This is
10 the third time you said building.
11 MR. PRIMAVERA: I keep confusing it. We
12 keep talking about the building. The property will still
13 be on the register without the building, without this
14 particular building. It will still have the other
15 buildings that you require as part of the conditions. It
16 will have still have much of the landscape and the
17 character defining elements.
18 So in fact consultants and lay people and
19 any one in this room can write a National Register
20 nomination. They are submitted to the state preservation
21 office where they are reviewed and then submitted to the
22 National Register. When it is submitted to the State
23 Historic Preservation office, it is put on the
24 Pennsylvania State Register.
25 So Mr. Kimmerly, once again I think we have

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2 a different -- factual difference of opinion.
3 MR. KIMMERLY: I will say that there is --
4 one other point is that it may not matter to HARB that it
5 loses its National Register listing and it may not matter
6 to Council, but there could be some one of you or some one
7 on Council who feels that this is important that it retain
8 that.

9 But just to be clear, there is a separate
10 two things here so the fact that it will be delisted in
11 other words shouldn't influence you one way or another; if
12 it is important to you, I think that you know that should
13 be part of your decision as to whether or not -- which way
14 you want to go.

15 MR. FENNINGHAM: I am John Fenningham,
16 Borough Solicitor. I am here on behalf of Borough
17 Council. So my comment would be just a clarification of
18 the pending motion. There was a colloquy about a
19 chronology of both submission of architectural plans for
20 the replicated building and also the timing for
21 substantial completion of the replicated building.

22 I may have missed it but I am not sure if
23 the motion includes a timeline for submission of the new
24 building plans and then a timeline for completion.

25 Mr. VanLuvanee agreed upon final plan

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2 away. This application is for demolition, not for the
3 reconstruction. So that 18 month period is not tied to
4 this or to this Certificate of Appropriateness.

5 MR. FENNINGHAM: Do you want to require a
6 timeline for submission of those plans for the replicated
7 building?

8 MR. O'BRIEN: It depends on his land
9 development application, how long does it take him to go
10 through that. How long it would take him to do the design
11 for it and when that building is approved, that is when
12 the 18 month period would move forward.

13 MR. FENNINGHAM: During that interim
14 period could the building be demolished?

15 MR. O'BRIEN: Yes.

16 CHAIRMAN VOSS: One thing I would like to
17 ask the Applicant is there seems to be -- my conditions --
18 my concerns have always been about confirming the costs.
19 We had enough public commentary suggesting there is strong
20 interest in confirming that the building is hopeless.

21 Would you be amenable to having a second
22 opinion engineer look at this because it seems to me if it
23 is -- if you're completely convinced, I don't know why you
24 would be concerned that a second engineer would say a
25 different answer because apparently your most recent

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2 approval the 18 month construction period would be
3 acceptable so that is why I am making those observations
4 and points of a chronology within the motion.

5 MR. O'BRIEN: That 18 month period would
6 be after new land development approval, then coming to the
7 HARB with the new design for any new structure that he
8 wanted to construct.

9 And that new structure I believe was
10 specifically identified that it had to be substantially
11 similar in materials, sizing and massing as the structure
12 when it was initially constructed. Okay. And they have
13 photographs that they brought forward at the last hearing
14 that were from the 1900s. That is the building that they
15 say they want to replicate, not the building that is there
16 now.

17 MR. FENNINGHAM: Understood. But I think
18 the chronology -- I didn't understand, I am just trying to
19 clarify that the Applicant's objection to --

20 MR. O'BRIEN: That would be when -- the 18
21 month period would start when the new building receives a
22 COA.

23 MR. FENNINGHAM: Right. But in terms of
24 the action and the conditions prior to demolition.

25 MR. O'BRIEN: Prior to demolition went

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2 engineer did their work in less than six months; am I
3 correct?

4 MR. VanLUVANEE: I have no idea whether he
5 did it in less than six months. I will also point out by
6 way of background, we had another extremely qualified
7 engineering firm who presented a report and testified in
8 front of Council last summer. And apparently Council
9 didn't believe the credibility of that person, although
10 that person had impeccable credentials.

11 We have had two of the best structural
12 engineers with experience in historical buildings, we will
13 not get in a battle of experts. We will not agree to that
14 condition. We have already got two of the best.

15 As someone has been practicing law for
16 50 years, I know that you can find somebody to give a
17 report on anything and come to any conclusion that you
18 need them to come to. So that is why we are not doing it.
19 We give you people with credentials, you have had the
20 opportunity to judge their credibility and we will not get
21 into a battle of experts.

22 CHAIRMAN VOSS: I am trying to decide
23 whether I want to respond to the inconsistency of that
24 statement, which is do I want to point out that you just
25 claimed that anyone can come up with an engineering report

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2 that will confirm whatever you want, and it sounds to me
3 there is the possibility that that is what just happened
4 from your side.

5 MR. VanLUVANEE: That is why you had a
6 chance to evaluate credibility. You had a chance to
7 decide and believe what Mr. Naccarato said and that is
8 always going to be the case.

9 I don't know whether you -- what would you
10 do if you got another opinion that was different? Then
11 you have three opinions, right? Then we will decide is
12 two out of three enough or will you get a fourth one? I
13 just don't know where we go with that, Mr. Voss. That is
14 why Mr. Hillier went out and got the best. I don't know
15 what it accomplishes. Do we have to both agree on it? I
16 mean Mr. Hillier might pay for a third one if he agreed
17 you were getting someone that was qualified.

18 MR. HILLIER: Yes.

19 CHAIRMAN VOSS: So if -- I don't know the
20 list of experts.

21 MR. HILLIER: I think the question is you
22 get a third engineer to do the report and he says it can
23 be saved and he tells us how it can be saved and our
24 engineer says he doesn't agree with that, then you have
25 two engineers -- it is a little bit like you bid and I bid

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2 a money mongering developer. I restored a lot of
3 properties. They have all been very successful. They
4 have all been well done. We have not made a lot of money
5 on them but we are very proud of what we restored.

6 And this one just was a foul ball because
7 as you said at the first meeting, did I know it was going
8 to be this way? No, I didn't. Would I have bought it?
9 No, I would not have.

10 So if you want to get a third opinion, that
11 is fine. I just don't know where it will go because we
12 had two of the best and Naccarato is just phenomenal in
13 terms of his preservation. We did agree that we would
14 save everything we could, including the bricks on the
15 corner of the building that we would save those and chip
16 all of the concrete or the mortar off and rebuild those
17 corners with those bricks.

18 Our intention is to make it the best
19 reconstruction possible and that is all and I do respect
20 your opinions. I really do. Okay. And I am happy to
21 work with you.

22 And you had a question about the trees. We
23 have been working with an arborer since we bought the
24 property on saving the trees and in fact our first
25 approval was based on saving certain trees. We have also

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2 and we will sort out in between. I don't know how you
3 resolve that.

4 But the facts are the facts which the
5 building was built with argillite. I didn't understand
6 that or realize that when I bought it and -- but if you
7 want to get a third engineer, we will pay for it and we
8 will see what it is.

9 I would like to point out one thing, I just
10 did \$5 million and divided it by 29, which is the number
11 of units that we need approval for, and that adds to the
12 cost \$235,000 per unit for units that we are trying to --
13 and with all due respect to profitability, we are not in
14 this to make money.

15 We started out making this a wonderful
16 project. We started out contributing an acre and a half
17 to the library as a free site. Our intentions have not
18 been to make a fortune on this. And so if you want to do
19 it, that is fine. I just don't know how it will resolve
20 it.

21 But I know that we cannot spend \$5 million
22 and increase the cost of the 29 units we are trying to
23 produce by \$235,000. That makes the whole project
24 unaffordable. So what do I do, walk away from it? That
25 is not my nature. My nature is not to be accused of being

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2 provided in our plan a 40 foot buffer between the Kiltie
3 Drive residences and anything that we built. There is a
4 40 foot buffer that you can't do anything with.

5 And the other question is about the
6 windstorm. You raised the question about the windstorm.
7 I don't know if you know that we had two wall collapses
8 caused by the winds, a stone wall collapsing.

9 MS. STAGNITTO: How long ago was that?

10 MR. HILLIER: One was a year ago and the
11 other was a year and a half ago. The windstorms did take
12 their toll.

13 MR. VanLUVANEE: I respectfully ask that
14 you call the question, we have enough -- there is a motion
15 on the floor. I think we are in favor of the motion. It
16 is the best way to move ahead in the next step. We will
17 not get that property preserved and reconstructed unless
18 and until we get a motion approved on this.

19 MR. O'BRIEN: For the record, your
20 Applicant agrees with the conditions as stated?

21 MR. VanLUVANEE: Yes.

22 MR. O'BRIEN: Thank you.

23 CHAIRMAN VOSS: Mr. Kimmerly, is there a
24 possibility of identifying another engineer? I was
25 wondering if there is a way we can identify beforehand an

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2 agreed upon engineer that both parties could agree upon
3 before -- it wouldn't just be our engineer versus yours.
4 Is there a resource that we can use to identify such an
5 engineer? I am looking at this second signature you had
6 in your letter.
7 MR. KIMMERLY: Yes. I can do some
8 research. I know a few of them that I have worked with in
9 the past. I can come up with a list, a list of
10 consultants on the State Historic Preservation Office, not
11 all of them are engineers but I would use resources such
12 as advertising in the Preservation Alliances' news
13 magazine and things like that to find an engineer.
14 CHAIRMAN VOSS: Just for reference, the
15 reason again why this is of such importance to me is it
16 would be nice to have a sense of a dollar figure. If I am
17 told \$12 million that may be divided by 29, I get that.
18 Part of what I want is I want to make sure
19 that Borough Council has the best possible recommendation
20 from us and -- for example because they have been able to
21 do things that we can't. If they wanted to do work with
22 you to -- if they can increase the number from 29 to
23 30 units somehow. That is no longer an incremental
24 \$200,000, that is now a single unit at whatever value that
25 has.

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2 with somebody who may not be an engineer.
3 Is your condition limited to a --
4 MR. O'BRIEN: A structural engineer.
5 MR. VanLUVANEE: A structural engineer.
6 Your condition has nothing to do with whether that person
7 is acceptable to the Applicant or not?
8 CHAIRMAN VOSS: I would suggest that you
9 add in to the Applicant as well.
10 MR. O'BRIEN: I would like to keep it
11 being acceptable to Borough Council only.
12 MR. VanLUVANEE: First of all, it is still
13 a recommendation and we have to agree with it at that
14 point.
15 You can make that without not being part of
16 the motion as far as I am concerned. So I think Borough
17 Council knows they can hire somebody independently right
18 now if they choose to. I can't stop them.
19 But you have -- what you are asking of --
20 Mr. O'Brien, is something that -- between now and the time
21 they act on the application, correct?
22 MR. O'BRIEN: Yes, sir.
23 MR. VanLUVANEE: Okay. I can't stop them
24 from doing that.
25 MR. FENNINGHAM: I think the question was

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2 There is ways that Borough Council can act
3 that we can't and so that is why I am hoping that we can
4 get the most complete response before moving on. Whereas
5 if we have an up and down, no or yes, demolition, I don't
6 know if that ties their hands anymore. That is part of
7 the reason I was asking this.
8 MR. O'BRIEN: I think to answer that
9 question, I don't want to put words in the Applicant's
10 mouth or Mr. VanLuvanee. We are a recommending body to
11 Council. What we can do is make a recommendation that
12 Council make that determination whether they want a third
13 engineer or not in order to move it forward rather than
14 staying the application for another month.
15 CHAIRMAN VOSS: I like that idea. It
16 would require an adjustment to the motion and a second.
17 MR. O'BRIEN: I will add another condition
18 that Council make a determination as to whether they would
19 like an independent evaluation of the structure by an
20 independent engineer. Again, paid for by the Applicant.
21 And that would be condition H.
22 Is that acceptable, Mr. VanLuvanee?
23 MR. VanLUVANEE: Well that would mean that
24 you may end up with somebody -- Mr. Kimmerly said he will
25 go out in the historic preservation world and come back

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2 whether the Applicant would pay for that third opinion.
3 MR. VanLUVANEE: Mr. Hillier said that is
4 okay with him as long as the report is by someone mutually
5 acceptable.
6 MR. O'BRIEN: It is a qualified structural
7 engineer.
8 MR. VanLUVANEE: That is fine.
9 CHAIRMAN VOSS: Yes.
10 MR. BALDERSTON: Hello. Joe Balderston.
11 There seems to be in my opinion a little bit of confusion
12 about the 18 months to complete the project. I think to
13 simplify that, the 18 months should start when the
14 Applicant receives the building permit because when he
15 comes in with the plans, it could take the building -- the
16 code enforcement department some time to review those
17 plans.
18 I think it is very fair to the Applicant
19 that that 18 months start once he is issued a building
20 permit. And I strongly suggest that we move this forward
21 before we wind up with a large part of trouble there and
22 Mr. Hillier does what he mentioned earlier, walks away
23 from it. And I said this at the your last meeting. Let's
24 move it forward so we don't have a pile of rubble. Thank
25 you.

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2 CHAIRMAN VOSS: Just for reference, the
3 Ordinance points out that proposed work under the approved
4 COA shall be completed within 18 months. So if the
5 proposed work is demolition, this COA, the proposed work
6 is demolition under conditions. So it just means that
7 this work has to be done along with meeting what the
8 conditions are within 18 months.
9 MR. BALDERSTON: The demolition?
10 CHAIRMAN VOSS: This is not the time limit
11 yet. The next COA for construction, that would start a
12 new log; am I correct?
13 MR. BALDERSTON: Thank you for that
14 explanation.
15 CHAIRMAN VOSS: So there is not a -- the
16 clock is not on final construction. So I think the
17 agreement that we will bring more information to Borough
18 Council before they make their final decision to act on
19 this motion -- on our recommendation. I think that is
20 enough for me to allow this to move forward. So if --
21 that is just my side.
22 Any further discussion? We need a second
23 for the change. Was that your original?
24 MR. GADA: I will second it.
25 CHAIRMAN VOSS: All right. All those in

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2 And the February 1st meeting, those were
3 very detailed minutes so those were easy to approve.
4 Do we have a motion?
5 MR. KESTER: So moved.
6 MR. O'BRIEN: Second.
7 CHAIRMAN VOSS: All in favor?
8 MR. KESTER: Aye.
9 MR. O'BRIEN: Aye.
10 CHAIRMAN VOSS: Aye.
11 Public comment.
12 MS. STAGNITTO: This is regarding last
13 month's meeting, 28 South Main Street. I was on Zoom, I
14 could not speak or be heard.
15 An applicant came representing the new
16 owners of the property asking to remove the beautiful --
17 in my opinion, beautiful historic wrought iron fence in
18 the front. And she was claiming that it impeded traffic
19 on the sidewalk and it was forcing the traffic to flow in
20 single file and it was jamming up the sidewalk and the
21 fence was dangerous and people could impale themselves on
22 the fence.
23 And I was home laughing because that is all
24 of New Hope. New Hope sidewalks, my God, you have to look
25 down the entire time and that is why people come to New

HARB MEETING - MARCH

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2 favor with the motion, and I won't repeat it but the
3 motion that includes conditions on recommendation for the
4 COA. All those in favor of that motion? You don't get to
5 vote, Jeff. You weren't here for the first HARB.
6 MR. GADA: Okay.
7 MR. KESTER: Aye.
8 MR. O'BRIEN: Aye.
9 CHAIRMAN VOSS: So I will say aye as well.
10 So thank you. All right.
11 We have the agent reviews. Do we need to
12 read them in since they are listed on the agenda?
13 Okay. So next we want to approve the
14 minutes from the December 7th meeting.
15 Do we have a motion to approve the minutes
16 from the December 7th meeting?
17 MR. O'BRIEN: So moved.
18 MR. KESTER: Second.
19 CHAIRMAN VOSS: All right. And I believe
20 we were all there for the December 7th meeting so we can
21 all vote on it. All in favor?
22 MR. KESTER: Aye.
23 MR. O'BRIEN: Aye.
24 MR. GADA: Aye.
25 CHAIRMAN VOSS: Aye.

HARB MEETING - MARCH

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2 Hope. It is not a mall, it is not perfect. But I did go
3 to the site last week and watched on a very, very busy
4 day. Flow was perfect. There was no issue, no one was
5 getting impaled. I tried to impale myself on the fence.
6 As you all said, even though it is not
7 original to the 1700s house, it has been there for at
8 least 70 years and an intrical part of the history of the
9 house and of New Hope.
10 In fact about six years ago I was standing
11 out in front of the mansion one day and a couple came
12 along and they were studying the beautiful wrought iron
13 fence. And apparently they are -- they spend their life
14 going from town to town in the country looking at historic
15 wrought iron fences and they had come to New Hope to see
16 the one across from that. So it is kind of famous too.
17 So thank you for your decision that they
18 not remove that fence. And hopefully it is there for
19 another 70 years.
20 And by the way, they were worried about the
21 crowds going in and out of the two doors, one of the two
22 stores is a yoga studio and I don't think those women are
23 going to be pushing and shoving each other all along the
24 fence.
25 Anyway, I wanted to say thank you for your

HARB MEETING - MARCH

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decision on that.

CHAIRMAN VOSS: Thank you.

MR. KESTER: It is not only women taking

yoga.

CHAIRMAN VOSS: Any further new business

or -- all right. Adjourned.

(The proceedings were concluded.)

HARB MEETING - MARCH

C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me in the above cause and that this is a correct transcript of the same.

Karen W. Browndorf, RPR
Official Court Reporter

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