

HISTORICAL ARCHITECTURAL REVIEW BOARD
NEW HOPE BOROUGH
BUCKS COUNTY, PENNSYLVANIA

NEW HOPE BOROUGH COMMUNITY ROOM
123 NEW STREET
NEW HOPE, PENNSYLVANIA 18938

TUESDAY, MAY 2, 2023
COMMENCING AT 6:30 P.M.

BOARD MEMBERS PRESENT:

- KEITH VOSS - CHAIRMAN
- RICHARD O'BRIEN - BUILDING INSPECTOR
- JUSTIN HALSEY
- JAMES FREEO
- JOHN WILLIAMS

ALSO PRESENT:

JoAnn Connell - HARB Administrator

HARB-MAY 2023

1 CHAIRMAN VOSS: We will call the meeting
 2 to order. Keith Voss, Chair.
 3 MR. HALSEY: Justin Halsey, licensed
 4 architect.
 5 MR. FREEO: Jay Freeo, New Hope resident.
 6 MR. O'BRIEN: Rich O'Brien with Keystone
 7 Municipal Services. We serve as building inspectors for
 8 the Borough.
 9 MR. WILLIAMS: John Williams, New Hope
 10 resident.
 11 CHAIRMAN VOSS: All right. Our first
 12 review is for -- it's a formal review for 44 South Main,
 13 Royal Bee. Okay.
 14 Do you want to present or do you just want
 15 us to look at what we have been given and start from
 16 there?
 17 MS. CONNELL: Just take a look at his
 18 paperwork and if you have any questions, he is ready to
 19 answer them.
 20 MR. O'BRIEN: What is the -- there was a
 21 change to that application just so the members of the
 22 Board realize, we were given additional information
 23 tonight and the height of the sign has been changed to
 24 seven foot six inches above the street level or the
 25

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1 sidewalk level in order to meet the requirements of the
 2 zoning ordinance.
 3 MR. HALSEY: I don't want to hit my hair
 4 on it.
 5 MR. FREEO: That was a question I had. Six
 6 foot three seemed like a head knocker. That means the
 7 bracket that is currently on the wall obviously has to be
 8 elevated.
 9 MR. O'BRIEN: Correct.
 10 I just wanted to let the Board know that
 11 there was a change in the information to get that street
 12 height to a height of seven feet six inches.
 13 CHAIRMAN VOSS: The bracket has not
 14 changed in response, it is just moved higher; is that
 15 correct?
 16 MR. O'BRIEN: It is in the same location,
 17 correct.
 18 MR. GELMAN: It is, yes.
 19 MR. O'BRIEN: And the color of the bracket?
 20 MR. GELMAN: It is the dark brown and
 21 beige.
 22 MR. O'BRIEN: Okay.
 23 MR. GELMAN: S-A-G-I G-E-L-M-A-N.
 24 MR. FREEO: When I looked at this
 25

5

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2 application I was having difficulty understanding which

3 signs were where. I don't know if anybody else had the

4 same problem. There were -- in another application there

5 is --

6 CHAIRMAN VOSS: The other application is --

7 MR. FREEO: Farley's signs, right?

8 MS. CONNELL: No.

9 MR. FREEO: But it is the same building,

10 right?

11 MS. CONNELL: Right.

12 MR. FREEO: And then this -- I had

13 difficulty understanding where this sign is. Where is it

14 located?

15 CHAIRMAN VOSS: The south end of the

16 facade.

17 MR. HALSEY: North end.

18 CHAIRMAN VOSS: We are looking at the one

19 down here. You're mixed up.

20 MR. FREEO: Yeah. Yeah.

21 MR. HALSEY: Either way all of the signs

22 looked appropriate in their locations but there is one --

23 there is a soap sign, it is a different application.

24 MR. FREEO: There is two existing brackets

25 but from the other application it appeared that those will

6

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2 be two Farley's signs, one on the north side of Farley's

3 and one on the south side. That is what it kind of

4 suggests.

5 MR. HALSEY: I think they were doing that

6 just to show the two signs were similar in size and they

7 may have used the same graphic there but I believe that --

8 MR. TRASK: Can I clarify?

9 MR. HALSEY: Yeah.

10 MR. TRASK: I will pull it up. I will be

11 presenting the Farley's. I am Connor Trask.

12 So I was in representation for just the

13 brackets and the Farley's postal sign specifically and

14 Royal Bee is here to present their graphics for the sign

15 but they are not proposing the bracket. They are

16 proposing to my understanding, just the graphics for the

17 sign that will be hanging.

18 So if you look at this page here, I have

19 only shown Farley's graphic on the right side of the bay

20 because that is the Farley's tenant half of the building.

21 This sign on the left portion is the be -- Royal Bee.

22 So they are here to present their own

23 graphics for a sign hanging in this location but they

24 aren't specifying the bracket. The bracket is specified

25 by the owner of the building, Farley's, 44 South Main

7

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2 Street.

3 MR. FREEO: So Farley's only has one sign?

4 MR. TRASK: Correct.

5 MR. FREEO: Okay. I think the application

6 said two signs. That is okay. I understand that.

7 MR. TRASK: My apologies.

8 MR. FREEO: That is okay.

9 CHAIRMAN VOSS: So is there a double sided

10 sign?

11 MR. TRASK: Yes. Sorry.

12 MS. CONNELL: Doubled sided, two sides?

13 MR. GELMAN: Yes.

14 CHAIRMAN VOSS: So one thing that I like

15 when we have a sign is if it is in any way possible, if it

16 could be made out of wood, raised lettering, carved

17 lettering. It is a bit more authentic. I didn't know if

18 there are any thoughts about that.

19 MS. CONNELL: He wants to know the

20 material. He was meaning it could be wood, thick board

21 PMS. Most of the signs are PMS in town but he wants to

22 know if you would consider wood.

23 MR. GELMAN: It can be wood, just the same

24 color.

25 CHAIRMAN VOSS: The color is a beautiful

8

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2 choice. As I said, I think one thing is that we have

3 liked, when it can be an option, is to have -- for example

4 if it were carved in such a way that the lettering would

5 be raised relative to the surface. Particularly if it can

6 be done in wood it is such -- it is a nicer look in the

7 historic district particularly when we have a building

8 that actually has that historic flavor and isn't just in

9 the district but it still has characteristics where things

10 like this would stand out and show off.

11 MR. GELMAN: Can I just make a quick call to

12 ask my partner?

13 MR. HALSEY: Honestly I think that I would

14 be open to the idea of wood with either carved or raised

15 lettering. It may be -- I understand the signs can be

16 expensive and I think the wood quality and the material is

17 what is important. Any sort of --

18 CHAIRMAN VOSS: Exactly.

19 MR. HALSEY: If you're able to get by from

20 whoever, I think that -- I don't think -- we don't have

21 any desire to delay you another month based on that.

22 CHAIRMAN VOSS: I would be happy with the

23 idea if there were a temporary option that you have that

24 would go up while something is being made so you can have

25 activity as soon as possible. If that would work.

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1
2 MS. CONNELL: In other words to wait a
3 month then you can just put something temporary up.
4 Do you want to call your partner?
5 MR. GELMAN: Yes.
6 MS. CONNELL: Then come back.
7 CHAIRMAN VOSS: That is fine.
8 We can table this for a moment and switch
9 to -- maybe we can do the other signs with the brackets.
10 Number 44 also, Suite 2.
11 MR. TRASK: Yes. Hello. So I am --
12 CHAIRMAN VOSS: Suites 2 and 3 with the
13 brackets for both?
14 MR. TRASK: Yes. The owner wants to
15 specify bracket location and the tenants will be updating
16 their artwork as tenants move in and out and things
17 change.
18 And also showing you the artwork for
19 Farley's Book Store. It is there and they asked us to
20 present it for them as well.
21 So we are proposing two flanking brackets
22 on the adjacent sides of the bay windows. And I believe
23 JoAnn has been provided with an updated set of drawings
24 indicating it is going to be seven feet six off of the
25 floor, not six foot three like this original drawing is

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1 there now, they are or are not the brackets permanently?
2 MR. TRASK: Are there brackets there now?
3 MR. FREEO: Yes, they are --
4 MR. TRASK: They must have been put up --
5 MR. FREEO: I have a photo of them. But
6 they are at the height which coordinated with -- they are
7 actually a little higher. It would have given you six
8 foot three and a little bit extra if you know what I am
9 saying. But that is what it is up there now, it is almost
10 like an angular L-looking bracket.
11 MR. HALSEY: Are those remnants that will
12 be removed?
13 MR. FREEO: No. It looked like new
14 plaster.
15 MR. TRASK: I am not aware of those.
16 MR. FREEO: One there and --
17 MR. TRASK: I don't know if these were put
18 up temporarily by the owner but he knows I was presenting
19 this tonight.
20 MR. FREEO: There is the other one.
21 MR. TRASK: That was existing so that can
22 be removed. That has been there since before the
23 renovation but I was unaware of the bracket on the
24 adjacent side of the right bay. My proposal would be to
25

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1 showing it. The point of showing this original drawing is
2 this original bracket had a lot more ornamentation and to
3 acquire the seven foot six requirement we chose a
4 simplified bracket in comparison to the ornamentation.
5 So I can show you on -- on the
6 specification page I included this in the first
7 submission, the twisted arm blade bracket with the spade
8 swing out and that is the sign we are going to have to use
9 in order to make the zoning requirements.
10 So I can show you that in 3D as well on
11 here. That should be in the packet that you also received
12 but this was the original intention because it played off
13 the building because of this ornamentation at the entryway
14 of the apartments but it is not zoning appropriate.
15 MR. O'BRIEN: You're going to the twisted
16 arm blade?
17 MR. TRASK: Yes. I will show you that now.
18 So this is the twisted arm blade bracket.
19 This is the elevation of it with the Farley's sign below.
20 This is the other tenant's sign on the left, whatever
21 their sign deems to be, the prospectus and then the
22 rendering.
23 MR. FREEO: So the bracket that is up there
24 that is on the building now, the two brackets that are
25

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1 remove that one and put up the twisted arm blade.
2 MR. HALSEY: It is almost a little too bad
3 we're fighting head clearance versus visibility here
4 because the Farley's sign is less visible due to the
5 awning or the canopy then it would be and --
6 MR. FREEO: That is going to be the problem
7 from either direction though.
8 MR. HALSEY: What is the current height?
9 The bottom of the sign is seven feet six?
10 MR. TRASK: The bottom of the sign is seven
11 feet six.
12 MR. HALSEY: Six feet eight qualifies for a
13 doorway. Why don't we snap the bottom of the sign at six
14 feet eight so people can actually see it? That seems like
15 a whoops.
16 I am sorry, I might not be aware of the
17 zoning requirements for the sign.
18 MR. TRASK: According to Mary, she said it
19 has to be seven feet six from the bottom of the sign.
20 MR. HALSEY: Got you.
21 MS. CONNELL: Can't change that one.
22 MR. TRASK: We would have to go to the
23 Zoning Hearing Board for a variance from the --
24 MR. HALSEY: I think a lot of people know
25

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1 Farley's is there.

2 MR. O'BRIEN: The information for the

3 proposed bracket is on the sheet H-104, correct?

4 MR. TRASK: Correct.

5 MS. CONNELL: What is the sign made of?

6 MR. TRASK: The sign will be sign board

7 painted for the Farley's details and it will be flat

8 painted.

9 MS. CONNELL: What kind of sign board?

10 MR. TRASK: It could be wood but sign board

11 is specifically just sign board, it is MDO sign board.

12 MDO.

13 MS. CONNELL: Thank you.

14 MR. TRASK: It is like medium density -- I

15 am forgetting the last acronym piece. MDO board.

16 MR. FREEO: On H-104 to the far left, that

17 is the one you're proposing?

18 MR. TRASK: Correct.

19 MR. HALSEY: I am leaning a little bit

20 towards the fact that after a quick walk around earlier

21 today I do agree with JoAnn that most of the signs are not

22 raised lettering. I think it is a great idea to do raised

23 lettering, I think it brings a little extra character to

24 them, but I don't think it is appropriate to request that

25

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1 MR. TRASK: This sign would be in line with

2 a majority of the other signs that are in town with the

3 current guidelines. I can also put words in the hopes

4 that they put a raised lettering. I think they have

5 crafted their sign the way -- Farley's sign has a lot of

6 ornamentation in that where the bump outs would occur

7 here, just the rim and the text but then the books are

8 flat as the cat, but I can always put a word in not as a

9 contingent.

10 MR. HALSEY: I would prefer consistency

11 per building over -- in this case I do agree with Keith

12 that wood signs are more attractive in a historical

13 setting. This is just my opinion also.

14 MR. FREEO: Okay. So what we are saying

15 is it is not a requirement?

16 MR. HALSEY: There is no requirement in

17 our ordinance for solid wood but I do think it is worth

18 evaluating whether we would like to make that a

19 requirement of our guidelines because --

20 MR. FREEO: That is something for the

21 future.

22 MR. HALSEY: Yeah.

23 CHAIRMAN VOSS: Just to mention that the

24 Planning Commission is working on sign ordinance now and

25

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1 these two specifically be the start of a requirement

2 without any sort of, you know, if I was doing research and

3 say precedence for flat --

4 MS. CONNELL: It will be painted, right?

5 It wasn't going to be vinyl.

6 MR. HALSEY: Yeah. So I don't personally

7 have a problem with the signs as presented currently. I

8 think we could consider making it clear that future signs

9 are to be from wood with raised or carved lettering.

10 I feel a little strange making --

11 MR. TRASK: That is something that can be

12 updated in the guidelines?

13 MR. HALSEY: Yeah, it could be. And I

14 actually think -- hold on, there is a specific section

15 with signs. Let me see what it says. 8.2 something,

16 something. 8.2.13. There is nothing about materiality

17 here. It says signs should be compatible with the scale,

18 proportion, form and architectural detailing of the

19 building. Projecting signs and wall-mounted signs that

20 are rectangular, square or oval are appropriate to the

21 majority of the historic buildings. So I think that --

22 MR. TRASK: Based on the guidelines as they

23 stand now?

24 MR. HALSEY: Yeah.

25

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1 one of the things they are looking at -- one of the things

2 they appreciate is trying to give more flexibility to --

3 for example the size or the modifying conditions. For

4 example in this case, perhaps letting a sign be lower if

5 it meets other conditions that would be desirable. So for

6 example if it were carved or with a material that is

7 appropriate for the period of the building.

8 MR. TRASK: Understood.

9 CHAIRMAN VOSS: The Planning Commission is

10 looking at it Borough wide, not just the historic

11 district. And again, the notion that they wouldn't have

12 to go back to -- if we would be able to offer something

13 that means you don't have to go before the Zoning Hearing

14 Board for a variance.

15 MR. TRASK: Understood.

16 CHAIRMAN VOSS: In trade we would get more

17 of what we want and you would get more of what you wanted.

18 It may happen in the future.

19 MR. FREEO: I think what happened is most

20 of the historic buildings in New Hope downtown is that

21 most often these structures have canopies and you have

22 exactly this problem. So no matter how you tweak the

23 height a little bit, it will obscure the sign. So it is

24 more a case of is it flexible to shift the sign a little

25

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1 bit out of the building, get it out beyond the awning or
 2 the canopy. That is really the issue.
 3
 4 MR. TRASK: The trouble with this sign is
 5 when looking at one of the case studies which was the --
 6 up here, the Bridge -- Pro-line Barbershop, they are on
 7 the canopy but their peak is much higher that allows
 8 pedestrians to walk under it but these are projected at
 9 the same height. They would be lower at five feet.
 10 MR. FREEO: Here the canopy is flush with
 11 the face of the building. It is not an issue to your
 12 point. Yeah.
 13 CHAIRMAN VOSS: I think the other thing
 14 that maybe -- again that we can -- we will just use this
 15 as an example in the future but when you look at the
 16 barbershop there, it is over a staircase so as far as
 17 pedestrians on the street, it is not as much of a concern.
 18 In your case I can imagine for example if
 19 the sign were -- again if we can make an allowance for a
 20 sign being pulled up against the awning you would lose one
 21 side of it but the other side could be lower. The
 22 expectation is that no one will walk into the bay window
 23 so I am just thinking if you can use the argument the bay
 24 window protects it.
 25 Again, I am just trying to find ways that

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1 MR. HALSEY: Aye.
 2 MR. O'BRIEN: Aye.
 3 MR. WILLIAMS: Aye.
 4 CHAIRMAN VOSS: Aye. Okay. Sounds like
 5 we are unanimous.
 6 Now we can -- if you would like to, we can
 7 go back to the Royal Bee.
 8 MR. O'BRIEN: I would like to make a
 9 motion to recommend a Certificate of Appropriateness for
 10 applicant Royal Bee, Sagi Gelman, in regard to 44 South
 11 Main Street, Suite number 3 for the sign as well as the
 12 colors on that sign as depicted within the application.
 13 And that sign will be placed on the
 14 additional bracket approved previously under the
 15 application for Suite number 2 at 44 South Main Street.
 16 MR. HALSEY: I second that.
 17 CHAIRMAN VOSS: All right. Any further
 18 discussion? So we will -- I will just point out the
 19 motion is made means there is no need for a change to our
 20 discussion or for change of material for what is
 21 completely planned as represented.
 22 All right. I will call to question. All
 23 those in favor?
 24 MR. FREEO: Aye.

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1 we might be able to entice you to eventually do a wood
 2 board.
 3 MR. TRASK: Understood.
 4 CHAIRMAN VOSS: Okay.
 5 MR. TRASK: I too would like to see a wood
 6 board.
 7 CHAIRMAN VOSS: I guess should we go in
 8 order then? I am happy to go with this. Any one in the
 9 public comment, questions?
 10 I think I would rather wrap this one up, it
 11 takes care of brackets at the same time. Do we have --
 12 MR. O'BRIEN: I would like to make a motion
 13 to recommend a Certificate of Appropriateness for the
 14 application as submitted. Applicant's name is Ralph C.
 15 Fey Architects for 44 South Main Street, New Hope, Suite
 16 number 2 for both the bracket as well as the sign as
 17 depicted within the application.
 18 In addition I would like to make a
 19 recommendation for approval for an additional bracket at
 20 Suite 3 similar to the brackets identified for Suite 2.
 21 MR. HALSEY: I second that.
 22 CHAIRMAN VOSS: Any further discussion?
 23 All right. All those in favor?
 24 MR. FREEO: Aye.

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1 MR. HALSEY: Aye.
 2 MR. O'BRIEN: Aye.
 3 MR. WILLIAMS: Aye.
 4 CHAIRMAN VOSS: Aye. Again that is
 5 unanimous.
 6 Now I do have an informal question for you
 7 just looking at the diagrams again.
 8 MR. TRASK: For which project?
 9 CHAIRMAN VOSS: So I wanted to be clear
 10 about -- I guess it is -- we will go off the record.
 11 - - -
 12 (Off the record.)
 13 - - -
 14 CHAIRMAN VOSS: Now we will go back on the
 15 record. And we have number 2 Stockton, New Hope Arts.
 16 MR. TRASK: What do you want to do first?
 17 CHAIRMAN VOSS: The sign will be first.
 18 MR. TRASK: So I am here for the
 19 presentation of signs for 2 Stockton, also known as New
 20 Hope Arts. George Walbert is here with me as well to
 21 address any additional questions as he is the project
 22 architect.
 23 Our scope for the signage on New Hope Arts
 24 is on the front left side of the new canopy that was prior
 25

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1
2 -- previously approved as you can see under construction
3 in this photo. This photo was taken a month ago. Now the
4 steel frame is up as well.
5 If you look at the front elevation, the
6 sign -- it is a wall-mounted sign so the seven two off of
7 the street level and the sign is seven feet tall by two
8 and two-fifth four wide. It will be lit directly by a
9 light fixture from above, that light fixture to zoning
10 requirements as approved.
11 We actually got an e-mail today saying it
12 was approved. The light will be -- this light has -- it
13 will be a 15 inch cone diffuser so there won't be glare.
14 MS. CONNELL: And a diffuser too?
15 MR. TRASK: Yep. The proposed sign matches
16 all of the other additional New Hope Arts logo signage,
17 website artwork so it is not deferring from the business
18 itself. Here is a close-up perspective as the finished
19 product.
20 And here's the lighting details will be an
21 arm coming out from the building directed towards the
22 sign.
23 CHAIRMAN VOSS: So how will the -- it is
24 not shown in your picture how the lighting -- the arm of
25 the lighting -- is there going to be a flat plate or

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1
2 MR. WALBERT: If we can do that, I will
3 love to do that as well.
4 MR. O'BRIEN: That is not usually the way
5 to install.
6 MR. HALSEY: It will make a --
7 MR. O'BRIEN: The box is on the outside.
8 MR. HALSEY: You have the custom wiring and
9 providing a conduit through it.
10 CHAIRMAN VOSS: It is interesting because
11 I don't see it on any of the drawings and then we show the
12 -- the false picture kind of looks like -- so we get a
13 sense of dimensions. It is not even shown at all.
14 MR. HALSEY: It is only shown in this.
15 MS. CONNELL: It might be drawn in the --
16 MR. O'BRIEN: Our guidelines under 8.2.13
17 signage, it specifically states for signage lighting is
18 required, gooseneck or hidden lights are recommended.
19 Is there a reason why you didn't want to go
20 with a more traditional gooseneck?
21 MR. TRASK: I believe we chose this light
22 fixture to complement the industrial nature of the
23 architecture. So with our prior submission we mentioned a
24 slight industrial flare with the steel coming out. This
25 light fixture complements that.

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1
2 anything against the wall?
3 MR. WALBERT: Yeah. There is a little
4 round mounting plate.
5 CHAIRMAN VOSS: What is the dimension of
6 that? Five inch, is that radius?
7 MR. WALBERT: Yes, I believe so.
8 CHAIRMAN VOSS: It is large, isn't it?
9 MR. WALBERT: It is for what it is holding
10 but you figure it has to cover a four inch diameter
11 mounting box.
12 MR. HALSEY: You can definitely get
13 smaller.
14 MR. TRASK: George, is there any
15 dimensional requirements that will help with the stone
16 wall construction that having a larger is useful in any
17 way?
18 MR. WALBERT: Not that I am aware of but
19 yeah. I am wondering it probably has some sort of gasket
20 in it to keep water from leaking in.
21 CHAIRMAN VOSS: I guess the reason I was
22 wondering is is there a reason the electrical box can't be
23 on the inside and then just this extended pole, however
24 long it is, passes through the wall instead and we have a
25 minor opening just enough to keep the moisture out?

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1
2 MR. O'BRIEN: Thank you.
3 CHAIRMAN VOSS: For clarity because I
4 asked if it was five inch radius and I think it is five
5 inch diameter.
6 MR. WALBERT: Diameter, yes.
7 CHAIRMAN VOSS: I'm sorry.
8 MR. WALBERT: I might have misled you.
9 CHAIRMAN VOSS: I am not concerned any
10 more.
11 MR. FREEO: The other thing you clarified
12 that was not in the package was that the arm is 24 inches.
13 It is on this sheet?
14 MR. WALBERT: Yes.
15 MR. FREEO: That was a question I had. The
16 other question is it says at the bottom of your cut sheet
17 -- it says that the beam spread is -- I am trying to read
18 this, 15 degrees, 38 and 60.
19 MR. TRASK: Those are options. It is 15,
20 38 and 60. Those are options. Due -- from the e-mail I
21 received today to be zoning compliant, we are doing a 15
22 diffuser.
23 MR. WALBERT: To keep it minimal.
24 MR. FREEO: So 15 is what it will be?
25 MR. WALBERT: Exactly.

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1
 2 MR. FREEO: Got it.
 3 CHAIRMAN VOSS: Just for clarity as far as
 4 sizing, is there a lamppost there right now? Is that what
 5 I am seeing in the drawings? Is that a street lamp?
 6 MR. TRASK: Yes, it is a street --
 7 MR. WALBERT: It is an old street sign from
 8 when it was a gas station, like a lamp post. It is a
 9 really old sign.
 10 MR. TRASK: It is right here. It is
 11 perfectly blending in with the gutter.
 12 MR. O'BRIEN: It will not be incorporated?
 13 MR. TRASK: It is not incorporated.
 14 MR. O'BRIEN: Thank you.
 15 CHAIRMAN VOSS: Again I am thinking it is
 16 not electrified -- I am looking for an alternative way of
 17 lighting the sign.
 18 MR. TRASK: Understood. I am not sure
 19 about the condition of that street hanging post.
 20 CHAIRMAN VOSS: Until I realized what it
 21 was I thought it was another sign arm and --
 22 MR. TRASK: Understood. No worries.
 23 MR. FREEO: So that is an existing post
 24 with an existing arm and it just stays?
 25 MR. TRASK: Correct.

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1
 2 am just trying to find it in the application, I thought
 3 there is a reference to two signs. Maybe I am mistaken
 4 but I thought --
 5 MR. TRASK: For two years we had tried to
 6 get two signs, one on the front of the building and one on
 7 Bridge Street and we have since conceded that. This
 8 application is putting the primary facade is Stockton
 9 Avenue and putting a sign on the front and we are not
 10 putting a sign on Bridge Street.
 11 MR. FREEO: Okay. So total area of both
 12 signs, projecting sign and wall sign --
 13 MR. TRASK: Which page?
 14 MR. FREEO: Page 02, sheet two and it is
 15 your notes in the lower left.
 16 MR. TRASK: That is a direct copy from the
 17 ordinance just -- I have copied it in here for our
 18 reference but I am not projecting two signs. So if we did
 19 total area it is a copy and paste from the prior
 20 submissions where we were projecting two. So that is the
 21 projecting new sign, just the one.
 22 CHAIRMAN VOSS: So is there a sign
 23 remaining on the --
 24 MR. TRASK: No. There is no sign on Bridge
 25 Street. There was a sign prior in the entryway that has

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 2 MR. HALSEY: You guys specified 2700K. I
 3 think just generally for the Board 2700K color temperature
 4 is likely the color temperature for what we should be
 5 looking for for all sign lighting.
 6 MR. TRASK: It gives out the oranger (sic)
 7 side of the hues. You get up to 4000 you're at white.
 8 MR. O'BRIEN: It is not a bright LED?
 9 MR. TRASK: Right.
 10 CHAIRMAN VOSS: Is the color of the
 11 lettering in the word Arts, is that gray?
 12 MR. TRASK: I believe they are black. It
 13 should be black with -- black for New Hope and Center and
 14 Arts will be white.
 15 CHAIRMAN VOSS: White?
 16 MR. TRASK: Yes.
 17 CHAIRMAN VOSS: The reason I asked is I
 18 thought on the -- let me get my directions right, the east
 19 side of the building, the sign that is there I thought
 20 they used the gray but this is white?
 21 MR. TRASK: Our standard is white. Maybe
 22 it is aged or faded by the sun.
 23 CHAIRMAN VOSS: Any questions from the
 24 public? Any further questions?
 25 MR. FREEO: I want to get clarification. I

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1
 2 been since removed and has been put back up to the left of
 3 the canopy but there is no sign on Bridge Street. If
 4 there is --
 5 CHAIRMAN VOSS: It is not Bridge Street,
 6 the canal side.
 7 MR. TRASK: We are not projecting any signs
 8 on the canal.
 9 CHAIRMAN VOSS: There is one that
 10 currently exists.
 11 MR. TRASK: Is it a New Hope Arts sign or
 12 is it -- there are lots of signs --
 13 CHAIRMAN VOSS: That is the one I was
 14 making reference to the color. I don't know if I saw it
 15 in the photo or if it is because I walked by it recently.
 16 MR. TRASK: Are you referring to this one?
 17 CHAIRMAN VOSS: I see it now. That one.
 18 That is the one that I -- was in the picture.
 19 MR. TRASK: Understood. I believe that is
 20 a tenant sign which defers to New Hope Arts. So that
 21 tenant of a space -- because each of the galleries are
 22 rented out. In addition to all of the other signs,
 23 tenants go and get these signs approved.
 24 CHAIRMAN VOSS: That is fine. I know it
 25 is a grand total of -- for all of the tenants.

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 2 MR. TRASK: Yes.
 3 MS. CONNELL: Just so you know, we are
 4 actually putting a condition on the Certificate of
 5 Appropriateness that they will not be able to get the
 6 certificate, if you approve this tonight, unless those
 7 signs are taken down.
 8 MR. TRASK: These signs may have been put
 9 up by tenants without approval so these need to be taken
 10 down.
 11 MS. CONNELL: There is no record of them in
 12 the Borough.
 13 CHAIRMAN VOSS: That is part of the size
 14 in total that I know --
 15 MR. TRASK: Right.
 16 MR. FREEO: So the sign -- is the sign that
 17 is on the east side of the building that says New Hope
 18 Arts, that comes down?
 19 MR. TRASK: That sign I believe has been
 20 approved and -- its been approved.
 21 MR. FREEO: There is a second sign?
 22 MR. TRASK: Yes, but it is already existing
 23 and it is not part of this submission.
 24 MR. FREEO: Okay.
 25 CHAIRMAN VOSS: The ordinance says what the

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1
 2 total area is and that is not us, what total area can be
 3 used of the signs. And once they work out how they will
 4 chop up the tenants' ability, then they have to come back
 5 to us or --
 6 MR. TRASK: I was not a part of that
 7 submission but I know it is the building directory sign so
 8 I am not aware of --
 9 CHAIRMAN VOSS: That helps clarify. We
 10 don't have a motion yet.
 11 MR. HALSEY: No.
 12 MR. O'BRIEN: I would like to make a
 13 motion to recommend a Certificate of Appropriateness for
 14 the application for 2 Stockton Avenue. The Applicant is
 15 Ralph C. Fey Architects and this is for a sign
 16 specifically as submitted with letter colors of black,
 17 white and red on the primary front of the New Hope Arts
 18 building.
 19 In addition, all existing signs to the
 20 canal side that specifically reference individual tenants
 21 are to be removed and made part of this application to be
 22 removed.
 23 MR. TRASK: If not previously approved. I
 24 believe not all of the signs on the back were --
 25 MR. O'BRIEN: If not previously approved by

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1
 2 the Borough.
 3 MR. TRASK: Thank you.
 4 MR. FREEO: And this sign is just -- I
 5 assume just flush mounted to the building?
 6 MR. O'BRIEN: Correct.
 7 MR. TRASK: Correct.
 8 CHAIRMAN VOSS: Second?
 9 MR. HALSEY: I will second it.
 10 MR. FREEO: I will provide a second.
 11 CHAIRMAN VOSS: Any further discussion?
 12 Any clarification on anything that you would like to add?
 13 Okay. Call to question. All those in
 14 favor?
 15 MR. FREEO: Aye.
 16 MR. HALSEY: Aye.
 17 MR. O'BRIEN: Aye.
 18 MR. WILLIAMS: Aye.
 19 CHAIRMAN VOSS: Sounds like it is all of
 20 us.
 21 And our final application.
 22 MR. TRASK: I will be representing 2
 23 Stockton Avenue for the stucco removal portion on the rear
 24 side of New Hope Arts in the tenant spaces facing the
 25 canal.

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 2 In one of our prior submissions we had
 3 shown the stone removed -- the stucco removed and now the
 4 stone is revealed to the street. This is actually a
 5 continuation of a prior project when the front of the
 6 building on Stockton Avenue Bridge had the stucco removed
 7 to expose the stone.
 8 So it is a continuation of that project, on
 9 the rear at the canal side it has been removed but we were
 10 asked to come back and clarify that we intended to remove
 11 the stucco as it was not clear in the prior submissions.
 12 MR. O'BRIEN: Were any of the fenestration
 13 openings, any windows, doors changed or anything?
 14 MR. WALBERT: No.
 15 MR. TRASK: There was a large heater piece,
 16 the mechanical piece actually in this red void was removed
 17 but that was a portion of the prior submission.
 18 MR. O'BRIEN: I am specifically asking you
 19 if -- are there any openings or changes?
 20 MR. TRASK: Understood. I am clarifying
 21 any additional issue.
 22 MR. FREEO: While we are on the subject of
 23 the duct work that ran vertically up the building that was
 24 removed, the penetration went through the building at the
 25 lower end of the red dotted line.

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2 I am curious as to why the infill was done
3 in red brick and not stone to match the building. It
4 looks terrible.

5 MR. WALBERT: I am not aware of that.

6 MR. FREEO: I have a photo of it if you
7 want to see it that it exists right now. I mean it is
8 pretty horrendous.

9 Now I am guessing that whoever took the
10 plaster off the building perhaps thought they were going
11 to re-plaster it and that is why they did the brick
12 infill.

13 MR. HALSEY: The plaster is -- I am trying
14 to get a -- the plaster has been removed for years,
15 correct?

16 MR. FREEO: No.

17 MR. TRASK: Not on that application.

18 MR. FREEO: On the last application the
19 plaster was still there. I didn't know if any of us knew
20 it was coming off.

21 MR. HALSEY: Oh my goodness.

22 CHAIRMAN VOSS: I do want to get some --
23 seek some clarity on this timeline. I can look at Google
24 Maps and I can tell between I believe it is 2018 and 2021,
25 the plaster disappeared off the Bridge Street side and the

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2 MR. TRASK: If it is wished to be
3 memorialized it is an option but I find that the stone
4 complements the building better than leaving the brick
5 fenestration.

6 I would rather put it -- if we will
7 memorialize it, I would rather put a concrete trim on it
8 and do something inside whether it is a panel or something
9 else stone again, but just keeping that outline like brick
10 -- what we intend to do on the front at the low window
11 like was mentioned previously.

12 CHAIRMAN VOSS: This seems too small to
13 have been a window.

14 MR. TRASK: We don't want it to be
15 reopened. It is probably running through the floor.

16 MR. HALSEY: The building looks like it was
17 re-pointed relatively recently.

18 MR. FREEO: No doubt. Yeah.

19 MR. HALSEY: Which the level of
20 re-pointing might have been unnecessary had they been
21 planning to restore the stucco. So I am curious if there
22 is any record of that.

23 CHAIRMAN VOSS: Well I want to make it
24 more than a comment because I am not particularly in favor
25 of -- when it was stripped originally, I was shocked that

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1
2 Stockton Street side. I looked through the minutes of
3 HARB and I saw no request for any action on the exterior
4 of the building during that time.

5 So I was hoping since you mention this is a
6 continuation of an earlier project, if you could verify
7 for us that this earlier project was itself approved.

8 MR. TRASK: I believe it was a portion when
9 we did the HVAC renovation on the interior and put new
10 lighting in. I believe it was a portion of that
11 renovation but I can't tell you -- that date predates my
12 employment.

13 CHAIRMAN VOSS: So I will just let you
14 know now that if -- whatever approval or recommendation, I
15 would want to put a condition that it was -- all of the
16 other removal was approved -- yes.

17 MR. HALSEY: And then if the stucco isn't
18 going to be restored it would be good to replace that
19 brick with stone.

20 MR. TRASK: Yes.

21 CHAIRMAN VOSS: Unless you will make an
22 argument that that hole is somehow being memorialized
23 because it was an original heat exhaust for the building.
24 I didn't think that myself when I saw it but if that is
25 your intent.

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2 it wasn't then re-plastered immediately afterward because
3 that is what I saw when I see the stone -- the stone, the
4 plaster, it very clearly appears that the stone in many
5 places so it was almost certainly plastered during the
6 first half of its life, probably all of its life until
7 five years ago.

8 So I am a bit concerned that when you look
9 at the windows the windows are set forward so that they
10 can handle the plaster. The roof is set forward to handle
11 the plaster. Everything about this is saying plaster.

12 We now have a side facing Stockton which
13 has moved away from the notion of a barn kind of look and
14 now it is coming in your words, sort of an industrial
15 motif. And industrial would not put it on raw stone, it
16 would have plastered it up nicely. So the Stockton side
17 at a minimum should be re-plastered to match this new
18 industrial look that we are going for.

19 Frankly I sort of liked the look if you
20 want to have the historic plaster and yet old look that we
21 used to have on the canal side, have the plaster
22 successfully peeling off in places, just exposing some of
23 the underneath and -- but being a plastered building. I
24 mean it -- all of these pieces seem more appropriate.

25 And in addition, you know this side is to

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1
2 be looked upon as an industrial vibe. I just think
3 industrial likes the idea of plaster more than bare stone.
4 MR. HALSEY: Are there any historical
5 photos of this building?
6 MR. TRASK: Not that I have here today.
7 MR. HALSEY: Do you have access to any of
8 them?
9 MR. TRASK: We do.
10 MR. HALSEY: Is there any date previously
11 in which there is a record of the stone being exposed?
12 MR. TRASK: It was a gas station. I don't
13 believe it showed on the stone but I don't know for sure.
14 MR. HALSEY: And there is no --
15 MR. TRASK: There is the photo before the
16 gas station was built which showed it as the trolley
17 station -- not trolley, carriage station but I can't
18 remember. That was circa like 1727 or something but I
19 have to find it. I don't know off the top of my head.
20 MR. HALSEY: Because I think if there is a
21 record of both visions, you can make an argument either
22 way just to be consistent.
23 CHAIRMAN VOSS: I also think what we are
24 doing right now is we are discussing our -- I am
25 discussing two sides that are not part of the proposal

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2 unless in fact there is no record of them being approved.
3 And if that is the case, then I would like to come back
4 and I would like to look at all of these pieces together.
5 So I am happy letting the fellow Board
6 members decide how they would like to proceed. But no
7 matter how we proceed, if we make a motion for -- to
8 recommend approval, I would like to add the conditions
9 that this approval is contingent upon there being earlier
10 approval.
11 MR. TRASK: For removal?
12 CHAIRMAN VOSS: For removal on the other
13 two sides.
14 MR. TRASK: Understood.
15 MR. HALSEY: Step one is identifying any
16 previous approvals for work. If there are no approvals,
17 then step two would be to come back with a comprehensive
18 application for all three sides that obviously moves one
19 way or the other. I think it would be good to see the
20 building in the -- as one.
21 CHAIRMAN VOSS: We do have a number of
22 buildings in town that only expose one side, for example
23 you know off the main street facing the sign.
24 So I am just -- there are lots of options
25 but again, if there has been approval for two sides

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2 already, I just couldn't find it.
3 MR. TRASK: Understood.
4 CHAIRMAN VOSS: I looked through all of
5 the minutes.
6 MR. TRASK: I know we have a lot of photos
7 of the building. It was stucco. In times those two sides
8 are exposed. I don't know when the work was documented or
9 registered but it has happened. I know at least 2008 the
10 building was stuccoed on sides.
11 CHAIRMAN VOSS: I think as of 2018 there
12 is a photo that still has it stucco.
13 MR. TRASK: Okay.
14 CHAIRMAN VOSS: This is just my memory.
15 MR. TRASK: I believe your memory too.
16 CHAIRMAN VOSS: I was looking through
17 Google Maps.
18 MR. TRASK: And it shows you and you can go
19 back.
20 MR. FREEO: I want to see if I can clear
21 this up. In the submission you provided to us on
22 January 4th.
23 MR. TRASK: Yes.
24 MR. FREEO: The east end of that building
25 which faces the canal is stucco. So is that an old photo

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2 that was submitted with that package? I mean was the
3 stucco on the building on January 4th?
4 CHAIRMAN VOSS: Yes.
5 MR. HALSEY: It was stripped to do the
6 current work.
7 MR. FREEO: So it was recently stripped,
8 not years ago?
9 MR. TRASK: Correct.
10 MR. FREEO: Okay.
11 MR. HALSEY: But the north and west sides
12 were stripped sometime --
13 CHAIRMAN VOSS: Five year-ish.
14 MR. FREEO: Right. Right. Because on the
15 January 4 application I specifically asked if any rework
16 of stone which had to be done on the west side to ensure
17 that the mortar matched the existing, and Mr. Fey made a
18 point that it is a pet peeve of his too and it would
19 certainly match.
20 What I did surmise from that was that they
21 were going to repaint the entire building. Of course now
22 it matches because the whole building was repainted. I
23 thought the whole building was going to stay as is and
24 just rework the stone that had to be in-filled or
25 whatever.

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1
2 So that is another thing that kind of got
3 worked in somehow. I don't know what the condition of the
4 existing mortar was, if it needed to be repointed. I
5 don't know. Does any one know?
6 CHAIRMAN VOSS: Again it doesn't matter.
7 They stripped it and repointed it and there is nothing
8 prohibiting plaster from being back on.
9 MR. TRASK: Are you saying this side was
10 repointed?
11 MR. FREEO: The entire building was
12 repointed.
13 MR. TRASK: Recently?
14 MR. FREEO: I think so. It looks fresh to
15 me.
16 CHAIRMAN VOSS: I walked by every day,
17 they repointed it on the canal side, only the canal side
18 and little bits around the door.
19 MR. HALSEY: No, within the past ten years
20 the entire building in the round looked like the --
21 MR. FREEO: Yeah.
22 CHAIRMAN VOSS: So the store -- to say all
23 in one place, sometime five years ago, let's say eight
24 years ago, the building was plastered. Still at some
25 point between eight years and five years ago I believe

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2 next meeting if there is no reissuing of the application,
3 we just have it as an agenda point?.
4 MR. O'BRIEN: It is tabled, revisited next
5 month.
6 MR. HALSEY: Okay.
7 MR. TRASK: Mr. Fey will be here as well
8 for next month. He is on vacation.
9 MS. CONNELL: That will be a new
10 submission.
11 MR. TRASK: It is not a new submission.
12 MR. O'BRIEN: No, it will not be a new
13 submission. We are tabling this motion to revisit it next
14 month after my office reviews the property file to make a
15 determination as to whether the first two sides received
16 approval.
17 MS. CONNELL: So you will have to hold onto
18 the applications.
19 MR. O'BRIEN: Yes.
20 CHAIRMAN VOSS: This will be a -- for
21 example, depending on what -- you might withdraw the
22 application and present a larger one.
23 MR. TRASK: Understood. Thank you.
24 CHAIRMAN VOSS: It is tabled.
25 We have some agent reviews. Do we need to

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2 those numbers are correct, the plaster was removed on two
3 sides and in the past six months the plaster was removed
4 from the side -- the plaster on the third side was not
5 approved.
6 I want to know before we have a lock on
7 approval. I want to make sure that the other two sides
8 were approved because in large part my approval for making
9 it match is based on the premise that the original work
10 was allowed.
11 MR. TRASK: Understood.
12 MR. O'BRIEN: In order to move this
13 forward let's table the application, have my staff review
14 the property file and determine if indeed the other two
15 sides had approval and we will revisit this next month.
16 CHAIRMAN VOSS: I am happy with that
17 unless you would like to be approved with a condition.
18 MR. TRASK: If we don't have to re-plaster
19 it immediately, we can wait a month..
20 CHAIRMAN VOSS: All right. So that sounds
21 like -- motion to table?
22 MR. O'BRIEN: Yes.
23 MR. HALSEY: Can I -- this can be on or
24 off the record.
25 Is there -- how do we bring this up in the

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2 read them into the record?
3 MS. CONNELL: You don't have to. You can
4 read addresses and then that you approve recommendation.
5 MR. O'BRIEN: First agent review was for
6 50 West Bridge Street and that was for building 200.
7 They are doing exterior painting and then replacing the
8 awning.
9 I spoke with the applicant on Monday at
10 three o'clock, Brad Michael, went over the Sherwin
11 Williams paint pallet to be used which is all colors are
12 from the architectural pallet.
13 In addition, the awning will be replaced at
14 the same location and the same style, same -- the same --
15 the same style but they will change from green to black.
16 And I am recommending approval with the
17 application as submitted pursuant to the application as
18 well as our conversation.
19 I have another one for 125 South Main
20 Street. That is for -- Mohnani was the applicant and they
21 are looking to do two door replacements and two window
22 replacements.
23 The doors and windows do not face the
24 street, they are on the south side, the back, and they are
25 all to be replaced in kind but they will be adding in a

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2 storm door on the rear door.
3 And I am also recommending approval of that
4 application as submitted.
5 MR. HALSEY: And now for 44 South Main
6 Street, Suite 1, Rachel's Best Soaps. The topic is a
7 small sign installation. The sign is to be updated to
8 note the new business name in the same location with the
9 same style as the current sign.
10 And I recommend approval of that
11 application.
12 The following one is for 320 West Mechanic
13 Street, Zolnay & Woidill is the owners and it is for a
14 re-siding installation for the entire building. I
15 reviewed the James Hardie plank specifications, colors and
16 details.
17 And while I might have made ever so
18 slightly different choices, I recommend approval of the
19 work.
20 CHAIRMAN VOSS: Okay. Then the final item
21 is the April minutes. Everyone has had a chance to read
22 them.
23 I just had a question. It was a reference
24 to trying to see if I can -- this is the one that had the
25 yellow deck, if you remember sticking out. And there was

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2 CHAIRMAN VOSS: I think the clarity is
3 there, even if that one -- my confusion is still there.
4 That is the only thing I picked up on.
5 Anything else? All right. All those in
6 favor of approving the minutes.
7 MR. FREEO: Aye.
8 MR. HALSEY: Aye.
9 MR. O'BRIEN: Aye.
10 MR. WILLIAMS: Aye.
11 CHAIRMAN VOSS: Aye.
12 I believe that is it. Any new business?
13 All right.
14 - - -
15 (The proceedings were concluded.)
16 - - -
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2 a comment, we will have four cement flagstones. We will
3 make it left to go up the steps that is already there.
4 Is that correct, was it four cement
5 flagstones?
6 MR. HALSEY: Cement flagstone is a -- they
7 would be natural flagstone, not -- cement and flagstones
8 are two different materials.
9 CHAIRMAN VOSS: So when he said cement
10 flagstone, was that a color choice or --
11 MR. O'BRIEN: In essence they are walking
12 blocks rather than pouring a sidewalk and to reduce the
13 impervious area of that they are just stepping stones
14 basically. That is what was identified.
15 CHAIRMAN VOSS: Later they did talk about
16 sourcing it and it would be natural stone.
17 Was this just a misstatement on his part?
18 MR. HALSEY: He may have mumbled. I don't
19 exactly know how stenography works. There was a lot of
20 kind of chatter. He may have said cement and flagstone
21 but it was reiterated other times that it is --
22 CHAIRMAN VOSS: Later on I -- maybe it
23 doesn't matter, he added clarity that it would be -- not
24 bluestone but they would be flagstone cuts.
25 MR. HALSEY: Yes.

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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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