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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
 - - -
 WEDNESDAY, SEPTEMBER 6, 2023
 COMMENCING AT 6:30 P.M.
 - - -

BOARD MEMBERS PRESENT:

KEITH VOSS - CHAIRMAN
 RICH O'BRIEN - BUILDING INSPECTOR
 JUSTIN HALSEY
 JOHN WILLIAMS
 - - -

ALSO PRESENT:

JoAnn Connell - HARB Administrator
 - - -

3

1 HARB-SEPTEMBER 2023

2 CHAIRMAN VOSS: Let's begin the meeting,

3 September 6th HARB meeting.

4 I am Keith Voss, Chair.

5 MR. HALSEY: Justin Halsey, licensed

6 architect and resident.

7 MR. O'BRIEN: I am Rich O'Brien with

8 Keystone Municipal Services. We provide the building

9 inspections for the Borough.

10 MR. WILLIAMS: John Williams, New Hope

11 resident.

12 CHAIRMAN VOSS: We have a few applications.

13 If I can, just quickly, I want to bring up two projects

14 that still have not -- I don't know how they are being

15 addressed. They are concerns that I have that activities

16 were done without approval from HARB on a recommendation

17 from HARB and as far as I know, approval from Borough

18 Council.

19 The first is on 58 or 57 West -- 58 West

20 Mechanic Street. The windows were swapped out. I don't

21 know if that has been looked into yet. I wanted to get it

22 on the record again. It is a concern that they were

23 wooden windows and swapped out with aluminum. As far as I

24 know, the wooden divisions are different. So there are

25 issues. I don't know, again, if it has been addressed.

2

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2

3 I N D E X

4 AGENDA ITEM PAGE NO.

5 100 West Bridge Street 5

6 43/45 North Main Street 51

7 17/19 West Mechanic Street 84

8 Agent Reviews 125

9 Minutes Approval 126

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2 MS. CONNELL: I can tell you the code

3 enforcement officer caught that and they are coming to

4 HARB. We are expecting an application any day for the

5 following month.

6 CHAIRMAN VOSS: Okay. Then the second one I

7 want to find out about any progress about my questions

8 about the stripping of plaster from the New Hope Arts. I

9 brought it up starting about March and repeatedly every

10 month.

11 I am trying to find out if anyone has

12 finally researched and superceded my research that no

13 approval was ever requested or given.

14 MS. CONNELL: I don't have an update for

15 that.

16 CHAIRMAN VOSS: Okay. Again, I don't know

17 where to push but we have mentioned it at this meeting

18 multiple times now and I do want to have it addressed.

19 Okay.

20 The applications are -- unless you have an

21 --

22 MR. O'BRIEN: I do not, no. I have to

23 check with Steve.

24 CHAIRMAN VOSS: The application first is

25 from 100 West Bridge Street.

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1 MR. FEY: Ralph Fey for 100 West Bridge
 2 Street. Our applicant, Tom, is here as well. He is the
 3 owner. Tom Kelly, owner/builder. My team, Connor Trask
 4 and Matt Young, who I believe this is his first HARB.
 5 I think it is a pretty simple renovation.
 6 The building is on Bridge Street and as you're heading
 7 down towards New Hope, it is on the left. It is currently
 8 a single family home and we were asked to look at a
 9 general sprucing up of the property and a small covered
 10 porch on the rear that did two things, expanding an
 11 awkward shaped room on the upper level and it gives us the
 12 covered entrance at the rear.
 13 Next page. So here you're looking at the
 14 existing building, upper left is from the street looking
 15 from the left side. Main body of the house; two stories,
 16 sun room, one story on the left. It is a very symmetrical
 17 building from the street.
 18 On the next image, top right, you're
 19 looking at the right side of the building and I will just
 20 point -- Connor, can you get up and point to more where
 21 the addition is going to be? Can you do it on the -- in
 22 the back. Other side. That is the back here. Right
 23 there.
 24 CHAIRMAN VOSS: Can you show us on the
 25

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1 porch extends over -- five-foot porch with space involved,
 2 it would be two bedroom house if we didn't expand that.
 3 CHAIRMAN VOSS: Am I correct that there are
 4 actually nothing being removed from the -- no features are
 5 being removed?
 6 MR. FEY: Nothing is being removed. What
 7 you won't no longer see is the gambrel roof above that
 8 porch there will be an addition above it. That is not
 9 original, that is an addition. It is an addition to the
 10 pure symmetry already.
 11 The right side, the lower right is the sun
 12 room, which has the four columns and windows on three
 13 sides. Columns are a brick, chimney is brick, front of
 14 the building on the first floor is brick. We have a very
 15 old wood shake roof and horizontal clapboard siding,
 16 shutters and we will get into our design.
 17 The next page on two.
 18 MR. WILLIAMS: On the front -- I'm sorry.
 19 Can you go back?
 20 On the porch facing the street, that is
 21 going to be the door?
 22 MR. FEY: On the porch itself, Connor,
 23 left. That door?
 24 MR. WILLIAMS: Yes.
 25

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1 upper right corner what you said was that is the right
 2 side on the street.
 3 MR. FEY: This is the -- actually the right
 4 side on the street, this is the street. In the back there
 5 is already a little mudroom in this area. Our porch will
 6 be extended to the mudroom five feet and then put a
 7 bedroom up --
 8 CHAIRMAN VOSS: Does the roofline that is
 9 currently there go to the dormers? Does that part --
 10 MR. FEY: It will be a continuation of the
 11 existing dormer.
 12 CHAIRMAN VOSS: Okay.
 13 MR. FEY: We are trying to add no new
 14 features or anything that didn't accentuate the existing,
 15 lower left of the building from the rear. Can you point
 16 on the door? That is the family entrance that you would
 17 enter the building as you were parking in the rear garage.
 18 And as you approach, you can see the steps
 19 are wood and really rickety and not good so we would like
 20 to rebuild those and have a platform as you enter the
 21 building instead of just steps up to a door. And we
 22 thought it would be appropriate to then have a covered
 23 area as well. We all like to be undercover when we enter
 24 our house and not be out in the rain and the five-foot
 25

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1 MR. FEY: We didn't feel the need to have a
 2 door facing the street. It would be more appropriate just
 3 to have windows.
 4 MR. WILLIAMS: Two windows?
 5 MR. FEY: Yes, sir.
 6 There is no steps there. There is no
 7 walkway there. It may at one time been appropriate but we
 8 think it is more appropriate to exit to the rear. It is a
 9 very narrow room and if you have doors at both ends, it is
 10 almost impossible to layout any furniture. It is
 11 impossible to lay out any furniture.
 12 Our next image 02 is from across the street
 13 looking back to the building. This is the most amount of
 14 the building that can be seen from this particular spot,
 15 literally the end of the driveway across the street show
 16 that there is a significant cover -- tree cover and our
 17 addition from this angle, and in our opinion, is not seen
 18 or partially seen.
 19 CHAIRMAN VOSS: I will offer a suggestion
 20 for future presentations. Google Maps 2021 has --
 21 December of 2021, so all of those leaves that you have
 22 showing and blocking the roof are gone so it is possible
 23 to see the house in its entirety from the street. And I
 24 think it is more helpful to us if you can present
 25

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1 something that actually represents the possible vision,
 2 not the worst possible vision.
 3 MR. FEY: Google Maps. Noted.
 4 CHAIRMAN VOSS: You can clearly see the
 5 front of the house.
 6 MR. FEY: Next page, 03, focusing
 7 neighboring properties. The right is the -- going
 8 directly to the left is -- I'm sorry, directly to the
 9 right, the two driveways are close to each other. Lower
 10 right and lower left -- lower left is across the street.
 11 And I didn't take these pictures. Matt, which one is
 12 lower right?
 13 MR. YOUNG: Not sure.
 14 MR. HALSEY: The Wedgewood.
 15 MR. FEY: Yes. Yeah, that it is the across
 16 the street and then the driveway to the left. I don't
 17 actually know where that driveway is.
 18 MR. HALSEY: That is beyond, that is closer
 19 to the school. So the house would be just off the page to
 20 the right.
 21 MR. FEY: So that is a property to the left
 22 of our property.
 23 05 is the floor plan in red. That is the
 24 reconstructed -- I am so -- that is the addition of the
 25

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1 it is so advantageous being able to approve and review
 2 existing and proposed on the scale with labels, scale
 3 labels, then have the proposed either on the next page or
 4 the same position or side by side. Right now we are
 5 looking at only proposed.
 6 MR. FEY: Are there existing conditions in
 7 this set?
 8 MR. YOUNG: No.
 9 MR. FEY: It is a photograph of the
 10 existing conditions?
 11 MR. YOUNG: That is right.
 12 MR. FEY: Connor, in the plan -- is the
 13 elevation in this agreement?
 14 MR. TRASK: Yes, they are the two of them
 15 together are a scale at 11.6.
 16 MR. HALSEY: Are what?
 17 MR. TRASK: Eleven foot six so half of,
 18 five ten.
 19 CHAIRMAN VOSS: The windows are roughly the
 20 width of the door.
 21 MR. FEY: Can you go back to the front
 22 photograph since we don't have the existing drawings?
 23 MR. HALSEY: Those windows will be enormous
 24 then if they are each five feet wide.
 25

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1 porch at five foot three and a half inches with a four
 2 column center stair symmetrical and lined up with the
 3 existing mudroom.
 4 06 is directly above. You can see that is
 5 our third bedroom. If we did not -- our third bedroom is
 6 directly above the porch.
 7 07 is our elevation from the front drawn
 8 graphically. There are no changes to the architecture.
 9 Our proposal is to, as we get there, will be to stain the
 10 brick white, so make it a more white-ish brick building to
 11 match the trim of the building.
 12 MR. HALSEY: Is that -- there is two double
 13 hung windows and what is probably a 3-0 door in that left
 14 existing addition and it is being --
 15 MR. FEY: We would like to put two windows
 16 there and no door.
 17 MR. HALSEY: Is it graphically -- the
 18 addition in all of the pictures -- just walking by it
 19 looks much wider than that. I am not sure that you won't
 20 have a bunch of in-fill wall on both sides.
 21 MR. FEY: Connor measured the plan and
 22 measured the elevations.
 23 MR. HALSEY: I just want to go back to one
 24 of the comments I made at most of these meetings is that
 25

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1 MR. TRASK: I was reading the wrong scale.
 2 Half, so that would be six feet.
 3 MR. FEY: What is each window?
 4 MR. TRASK: Each window is scaled at three
 5 feet.
 6 MR. FEY: That is what I thought.
 7 I apologize, we do not have the existing
 8 drawings -- do we have the existing drawings for the rear?
 9 We don't have the existing drawings for the front?
 10 MR. YOUNG: I don't think we have the rear.
 11 MR. HALSEY: There is no existing drawings
 12 in the package at all.
 13 MR. FEY: Just photos. I apologize, we
 14 will do a better job in putting them together.
 15 With that said, there is two 3-foot windows
 16 in lieu of each on this -- in lieu of the door.
 17 CHAIRMAN VOSS: There is no in-fill on the
 18 sides of those windows?
 19 MR. FEY: Can you go back to the front
 20 drawing?
 21 CHAIRMAN VOSS: That is six feet wide now?
 22 MR. TRASK: Correct.
 23 MR. FEY: It is a very narrow condition,
 24 the sun porch is seven foot four. The remainder of the
 25

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1
2 brick is taking up that dimension of space.
3 CHAIRMAN VOSS: And the panel is what it --
4 existing under the window right now?
5 MR. TRASK: No, the panel would be new
6 because of the removal of the door.
7 CHAIRMAN VOSS: There is something under
8 the window right now. The left and right window there is
9 wood under them right now.
10 MR. FEY: Can you blow that up?
11 CHAIRMAN VOSS: Is it just the same --
12 MR. HALSEY: They are wider.
13 MR. FEY: I can't say whether it is exactly
14 the same. I believe that panel there is lined up with the
15 bottom of the door.
16 MR. HALSEY: If those are probably 24-inch
17 frames, those windows, so if they stay at two over two
18 divided lights, the proportion will get very squat. All
19 of the other muntins in the divisions in the entire house
20 are vertically oriented so it is either three 2-foot
21 windows or two 2-foot windows with three over threes but
22 it is -- I think it is worthwhile to try to keep the
23 muntin patterns.
24 MR. FEY: Can we look at mullins on the sun
25 room, please.

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1
2 MR. HALSEY: Three over three over a
3 non-muntin panel, unless you're replacing all of the
4 windows.
5 MR. FEY: We are replacing all of the
6 windows but our intention was to replace them in replicate
7 of what is there.
8 MR. O'BRIEN: That would include the window
9 to the rear of the new addition? They are also shown as
10 two over two.
11 MR. FEY: Can I go to the photo of the rear
12 addition and I can't see the one window that is hidden by
13 a tree.
14 MR. HALSEY: If we go to page eight, it is
15 -- the flat elevations are more helpful here. My page
16 eight. Sorry, I must have --
17 MR. O'BRIEN: They are a -- they have a
18 revised set.
19 MR. HALSEY: So --
20 MR. FEY: Page nine.
21 MR. HALSEY: So page nine there isn't any
22 consistency in the proportion of the muntins here. We
23 have generally some smaller narrow ones and then mixed in
24 with shorter, squatter. I think it is just worthwhile to
25 try to proportionately match.

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1
2 MR. HALSEY: That looks like -- more like a
3 three window.
4 MR. FEY: The intention was to carry that
5 window to the front and it looks like we did not get the
6 pattern right because that window is absolutely wider and
7 drops down. It was going to be too scrunched to be three
8 panels wide so we chose to have the right glass
9 proportioned to the number of muntins.
10 MR. HALSEY: I am not sure what you mean.
11 All of the proposed elevations, which is on page six --
12 MR. FEY: What I am saying is if I use the
13 same exact configuration and I have just drawn a line over
14 07, they get very close together and the proportion of the
15 window -- can you go back to the photograph of the side?
16 The width of the window pane gets taller and thinner. We
17 choose to keep the proportion of the upper window panes
18 and have it two as opposed to keep the three.
19 MR. HALSEY: I get it.
20 MR. FEY: Certainly open to discussions.
21 MR. HALSEY: All of the other windows on
22 the house -- some of the windows are represented narrower
23 and still have three over three.
24 MR. FEY: Three over three feels better.
25 Three over ten feels better.

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1
2 CHAIRMAN VOSS: These are the rears so we
3 won't see them. Whatever you want to do with that.
4 MR. FEY: I still would like your feedback
5 on them. We still like to make them -- even though they
6 are not visible -- so if I am looking at page nine and
7 feedback is six over zero, I would like to do that and be
8 consistent.
9 CHAIRMAN VOSS: If I am -- the goal is to
10 have the divisions have upward or vertical rectangles
11 everywhere instead of something that looks square. I
12 don't think --
13 MR. FEY: I agree.
14 So far we are saying that the two windows
15 facing the street would be six over zero and the two on
16 the upper part of the addition would be six over zero and
17 you can see our -- what we came to below it because the
18 windows are different sizes.
19 MR. HALSEY: If you are replacing them, it
20 is fine to just make a decision about how the divisions
21 feel right but if you're matching the typical three over
22 three sash, then the spacing would be adjusted in almost
23 all of the windows.
24 But again, it is the rear so I guess I am
25 only going to comment on the front.

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1
2 CHAIRMAN VOSS: Just for clarity, the panel
3 that is underneath, will it be -- have the same number of
4 panels on the left side -- is that the west side of the
5 house?
6 MR. FEY: The panel under the porch is that
7 what you are asking?
8 MR. O'BRIEN: No.
9 CHAIRMAN VOSS: The view from the front.
10 MR. O'BRIEN: Where the door has been
11 removed.
12 MR. FEY: We will change that to six over
13 zero.
14 CHAIRMAN VOSS: The panel on the bottom,
15 immediately wrapping on the west side of the house, there
16 are three panels here.
17 MR. TRASK: It will be two windows.
18 CHAIRMAN VOSS: That panel is a pick-up for
19 the --
20 MR. FEY: That is.
21 CHAIRMAN VOSS: Perfect.
22 MR. HALSEY: Is this a kit house from the
23 middle of the 20th Century? Is this a kit house?
24 MR. KELLY: I am not sure. I don't think
25 so.

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1
2 MR. FEY: Page 13, Sherwin Williams Greek
3 Villa.
4 MS. CONNELL: Thank you so much for that.
5 MR. FEY: I didn't know where it was
6 either. So our window is the Anderson 400 series with
7 wood interior clad exterior, visibility simulated divided
8 light in white.
9 Eleven -- and with the sash configuration
10 of six over zero. The only door that we are putting in,
11 sliders in the rear and will not be seen but we have
12 included in the set, it is a 400 series sliding unit.
13 The proposed roofing is the Certain Teed
14 Landmark shingle in Driftwood, which comes as close as we
15 think we can to the wood roof that is there.
16 MR. O'BRIEN: The whole roof is not being
17 replaced?
18 MR. FEY: It is.
19 MR. O'BRIEN: And you're proposed slope in
20 that back is only 12 over one and three quarters.
21 MR. FEY: Go back to the rear elevation.
22 Yes.
23 MR. HALSEY: Is it 2 over 12 or 3 over 12?
24 MR. FEY: It is one and three quarters over
25 12.

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1
2 MR. HALSEY: Driving around there is a
3 number of this exact house so I wasn't sure if it was a
4 Sears catalogue type thing or if it was just a builder did
5 a bunch them.
6 MR. KELLY: I am not sure.
7 MR. FEY: So if we can look at the side
8 elevation now. Let's look at the elevation where it is
9 most visible and that would be 08 and can I have your set,
10 please.
11 So this is probably the most visible part
12 you will see from the street. We have taken and put a
13 shed dormer on the rear and had to extend five feet past
14 the existing supported by columns. I will see that a line
15 did not show up on this drawing, and I apologize but there
16 is a beam underneath, and for whatever reason, that beam
17 did not show up. There is supposed to be a beam that
18 wraps around and ties them all together.
19 So material-wise we are proposing, as I
20 mentioned earlier, painting of the brick, replacement of
21 the windows. So let's go to 10.
22 MS. CONNELL: Is there a sample of paint
23 color for the brick? I don't see a sample of that. I'm
24 sorry, if I missed it.
25 MR. TRASK: On page 13.

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1
2 MR. O'BRIEN: Can you use that type of
3 shingle?
4 MR. FEY: We will probably do a shed with a
5 metal roof but it won't be visible.
6 MR. O'BRIEN: So you -- standard seam back
7 there, metal roof on the back and underneath it?
8 MR. KELLY: If that is what they want. I
9 was going to do asphalt shingle all around. I am open to
10 whatever I have to do.
11 MR. O'BRIEN: The problem is the slope is
12 not enough for that type of shingle.
13 MR. FEY: It should be a 3/12.
14 MR. O'BRIEN: The slope.
15 MR. KELLY: I can put a metal roof on.
16 MR. FEY: Totally agree to a metal roof on
17 the new shed.
18 CHAIRMAN VOSS: We don't need to put that
19 in the HARB.
20 MR. FEY: I don't believe you will be
21 seeing it from the public, but yes, we will change our
22 drawing to show that.
23 The colors are Sherwin Williams Greek Villa
24 and that is trim Charcoal, that is our steps on the porch,
25 porch and steps. Deck we have Emtek metal, hardware cast

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1
2 in black.
3 And we included three images of the house
4 from the rear back and the rear center. Rear center you
5 really can't see from the street, rear left is really the
6 visibility.
7 Do we have one more page of images?
8 CHAIRMAN VOSS: While you have this here, I
9 guess I was confused about what bricks you were painting.
10 Is it everything?
11 MR. FEY: All brick.
12 CHAIRMAN VOSS: The chimney will now be
13 what?
14 MR. FEY: It is white.
15 CHAIRMAN VOSS: And I don't know modern
16 things -- is it removable?
17 MR. FEY: Is the paint removable?
18 CHAIRMAN VOSS: Yes.
19 MR. FEY: Paint is intended to be
20 removable. It is not an easy thing. I actually do
21 projects where we are restoring and taking the paint off.
22 Paint that we use today is a low-friction paint so it
23 breaths so it is not practically aggressive like oil-based
24 paint. It is not an easy thing to come off but it is
25 removal.

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1
2 MR. FEY: We walked through it. And I
3 think the feedback on the window is appropriate and I
4 appreciate it.
5 MR. HALSEY: So I have three sort of
6 general points that are kind of a little in conflict right
7 now. One is that if someone saw this with no explanation,
8 you would not be able to understand the true scope of the
9 project. There are no existing condition drawings, there
10 are no notes about what is being treated in what way. And
11 there are relatively light labeling and things like that.
12 That said, it is not a particularly
13 significant house. I believe it was built in the middle
14 of the 20th Century, been lumpily added onto since then
15 and most of the actions happening in the rear which pulls
16 some of our consideration back a bit.
17 But the addition in the rear, neither which
18 is visible from the oblique can neither contrast or
19 marries with the structure as it is and it is an
20 extension. And connecting the roof towards the eve, there
21 is enough precedent to hang over occupiable space like
22 that on this type of building.
23 That said, it is not particularly visible
24 and it is probably the most straightforward to get that
25 additional space.

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1
2 CHAIRMAN VOSS: I just want to make sure
3 that the decision we will live with, the future homeowners
4 might want to restore it.
5 MR. FEY: Understood. We are looking at --
6 can we look at the next image? Looking at -- go back one.
7 No, that is four. Why do we have two fours up there? I
8 apologize, there is two fours up there.
9 Is everything -- everyone's package has two
10 fours? Does everyone's packet have --
11 CHAIRMAN VOSS: I know I have all four
12 pictures.
13 MR. FEY: So you have two.
14 CHAIRMAN VOSS: I have the four, the two
15 pairs I saw.
16 MR. FEY: Only they are just mislabeled.
17 CHAIRMAN VOSS: I didn't look at the
18 number.
19 MR. FEY: They are both labeled four. One
20 should be five.
21 MS. CONNELL: Which one?
22 MR. TRASK: They should be, I would make
23 them 15 and 16. That would be more appropriate
24 cohesiveness of the set.
25 MS. CONNELL: Thank you.

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1
2 I am a little torn on how to proceed here.
3 I really think that labeling keen photos to the site plan,
4 having scales on things and representing the
5 existing/proposed is just critical because this Borough
6 Council won't have this -- won't have this conversation.
7 MR. FEY: So I have two comments. One is
8 we can do better. Two is when we submitted this we
9 actually were submitting it as not visible from the street
10 and we were told that -- to take it off and then we said
11 we don't really want to take it off because in case you
12 determine it is visible from the street.
13 There was this time lapse; is it visible or
14 am I just giving you some information and partially
15 through this presentation we said it is determined that it
16 is visible from the street and we didn't do a whole lot of
17 comparativeness.
18 We are basically painting the building,
19 changing the roof and changing the one door to a window.
20 So I get where the comparative is helpful, but I put a lot
21 of stock in all of you up there being able to envision
22 that we added the two windows when there was two windows
23 and a door and we are painting the outside.
24 That is the thought we were here to do
25 until a short period of time where we said you can't see

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1
 2 it from the street and we can do better to give you
 3 before and afters on that.
 4 MR. HALSEY: That is fine. Obviously I
 5 understand your point that you are asking me to imagine
 6 from what is here the full picture and I think I am able
 7 to do that. I don't think that -- if this didn't need to
 8 come before us, totally fine. We could have had a shorter
 9 meeting. That is totally fine.
 10 But the fact is there are some windows
 11 changed on the front, they are represented here, matching
 12 the division of the other windows, wherein the 2D drawings
 13 they are not.
 14 I am just saying that for a submission I
 15 want to be able to approve appropriate submissions as
 16 quickly as possible up and down. And to that end, front
 17 elevation existing/front proposed, side elevation
 18 existing/proposed. Done. With consistent representation
 19 of how the windows are to be placed there with scale and
 20 notes on them, and if the work is so minor that it doesn't
 21 need to come before us, it is totally --
 22 MR. FEY: Our drawings are to scale.
 23 Drawing 2-1, 2-2, 2-3 and 1-2 are all 11x17 and scaleable
 24 and they are indicated at a half inch scale. So I will
 25 take all of your comments and criticisms about not

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1
 2 you mentioned, if I heard it correctly, was the addition
 3 when viewed from the street, then the idea that it reaches
 4 out beyond the current first floor is sort of unusual.
 5 MR. HALSEY: For a house shaped like this
 6 there is certain things where that does exist with
 7 different rooflines.
 8 Again, we can't really evaluate this as a
 9 historically significant home. I am not trying to make
 10 any point about marrying the addition perfectly with some
 11 deep historic character.
 12 I just don't understand if it wasn't
 13 visible at all, we wouldn't be saying anything. I am just
 14 wondering what the drivers are for the form it took and
 15 for the -- I mean it is not -- can't be supported by the
 16 post but --
 17 CHAIRMAN VOSS: The reason I asked the
 18 question is whether it would be -- if we have the siding
 19 that you currently show, if you were going to bring that
 20 down as a wall, the view from the street, it would look
 21 like an addition in the normal sense.
 22 It would have to cover what is currently
 23 there and extend an additional three feet, four feet,
 24 whatever that porch size is, five feet. I was wondering
 25 if that is something -- if it would be inappropriate to

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 2 stacking, but I won't take the ones where they are not
 3 scaled.
 4 MR. HALSEY: Where is the scale?
 5 MR. FEY: Lower left-hand.
 6 MR. HALSEY: Perhaps that is because I have
 7 the original and I looked at the other one on the screen.
 8 MR. TRASK: We printed a scaleable set
 9 separate from those for us to do our numbers on but they
 10 have the scaleable --
 11 MR. FEY: The scaleable is mentioned, but
 12 you are saying you didn't leave that little moniker on the
 13 drawing?
 14 MR. TRASK: Correct. The notion of the
 15 scale is not on the submission but we have a set that we
 16 are referring to as being --
 17 MR. FEY: We always have fears that what we
 18 will hand in will get reproduced differently. So we
 19 should put on a graphic scale, not a number scale so no
 20 matter what is done to it, they have it.
 21 MR. TRASK: Understood.
 22 MR. FEY: It is scaleable but we did not
 23 say what the scale was.
 24 We can do better on that.
 25 CHAIRMAN VOSS: Justin, the first concern

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 2 somehow cut down the breeze through what might be a porch
 3 or if it might be appropriate so that it brings
 4 consistency to the view. I mean it could be done on one
 5 side or both and I just don't know. I don't know. I
 6 recognize you probably don't want to close it in
 7 completely because it is --
 8 MR. FEY: I don't think that Tom has any
 9 concern about enclosing or partially enclosing the porch
 10 if it makes a more appropriate structure. This was our
 11 first thought to keep it open but closing the sides in is
 12 not a disturbance.
 13 CHAIRMAN VOSS: Justin, if you thought that
 14 would bring some kind of completeness to the addition or
 15 if it is just --
 16 MR. HALSEY: It is also more expensive. I
 17 am getting that it is a relatively minor renovation,
 18 you're trying to get through this process and get the job
 19 done without wasting a ton of money on architect fees.
 20 I completely understand. Incredibly
 21 expensive to draw a deep set of drawings and consider
 22 multiple options and I am willing to say here that I think
 23 generally it is a not significant house that you are
 24 putting an addition on. It doesn't really -- it is not
 25 particularly visible and it doesn't really change any

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1 significant character there.
 2
 3 I just feel if something comes before us, I
 4 want to be able to pass that -- our recommendation for
 5 approval along to something that can stand on its own, so
 6 the drawings themselves need to stand on their own without
 7 any conversation because that is how they will be viewed
 8 next time.
 9 So I can't argue that there is something
 10 that you should be referencing here that you are not
 11 because there is nothing particularly significant. I just
 12 -- we have gotten -- there are ongoing issues in town
 13 right now with projects that have come before that had
 14 potentially light documentation, there were no particular
 15 guidelines of exactly what drawings need to be submitted
 16 and then down the road sign-offs become an enormous issue
 17 because there is no way to track the process.
 18 So even for minor projects like this, I
 19 want to pass on projects to Borough Council with our
 20 recommendation that can easily be understood holistically.
 21 MR. FEY: Justin's view that the
 22 3-dimensional are added to that, that is understandable.
 23 MR. HALSEY: They are in some ways but the
 24 fact that there are elements of 3D and 2D that don't match
 25 -- and on this project, this is a minor project. I do

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1 understand that but it is just -- what is the project if
 2 multiple drawings don't match the other ones? That is
 3 my --
 4
 5 MR. FEY: I think we can determine which
 6 ones should be there and should not jeopardize my clients
 7 another two months of holding this because I didn't do a
 8 good job matching, but I hear you and we will do better
 9 next time.
 10 MR. HALSEY: Every HARB submission I have
 11 made I have had to explain to my clients that there is
 12 inevitably going to be something. We have gotten delayed
 13 for various reasons multiple times. It is a terrible
 14 waste -- not necessarily a waste but takes a lot of time
 15 and money.
 16 So I am trying to find a way to get this --
 17 I am trying to conceive in my head a way to put conditions
 18 on this so that you can move forward. I want to do that.
 19 I don't want to have to do that --
 20 MR. FEY: I appreciate that.
 21 MS. CONNELL: Also I just want to add that
 22 the application was updated two times and has all of the
 23 information that you're saying on it. And the second time
 24 was just recently because of dates.
 25 So if the application is read carefully,

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1 that should help guide you through the process a little
 2 bit.
 3
 4 MR. FEY: I want to acknowledge that there
 5 are minor problems, this probably has to do with the
 6 layering and putting the -- because we can be clear about
 7 which is the perfect window.
 8 MR. O'BRIEN: In short, Mr. Fey, there is a
 9 standard application not only for building, for zoning
 10 applications as well as HARB applications. The more
 11 information you give to us at the time of the application,
 12 it is easier for us to send it out.
 13 MR. FEY: And as I said before, and I will
 14 say it again, I came in for a paint, a roof and two
 15 windows. Two weeks after I submitted it -- and I gave
 16 extra information and said that I believe this is not
 17 visible from the street, we were advised that it is
 18 visible from the street. Fully appreciate that. And we
 19 scrambled to get the rest of it there.
 20 I was presenting initially paint, roof and
 21 two windows. That is all I was changing. Literally the
 22 front elevation was all I really needed with samples. So
 23 I hear you.
 24 And those of you that have seen my other
 25 presentations know that we hear you and we take it

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1 seriously but we needed a different track here, one of we
 2 thought it was paint.
 3
 4 MR. HALSEY: Just to note, I have the
 5 latest, which I reviewed, and I must have picked up the
 6 wrong copy when I left the house but the current one does
 7 not address any of the comments I have made.
 8 MS. CONNELL: It does definitely.
 9 MR. HALSEY: It has scales on them?
 10 MS. CONNELL: Yes.
 11 MR. HALSEY: I have it in front of me.
 12 MS. CONNELL: Okay. We will have --
 13 CHAIRMAN VOSS: I have it open right now.
 14 MS. CONNELL: I will have to find out why
 15 --
 16 MR. HALSEY: Again, it is not that the
 17 drawings that we have with us should not address the
 18 comments I have made in this meeting because that would be
 19 impossible to instantaneously -- like that is fine that
 20 the drawings -- the whole reason to make the comments is
 21 because of the comment.
 22 That said, I think there is -- there is a
 23 pathway that conditions this in a way that you guys can
 24 move forward without waiting a month.
 25 MR. FEY: Actually it is two months now. I

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2 want to correct you. There is no physical way to wait,
3 21 days was yesterday.
4 MR. HALSEY: I didn't --
5 MR. FEY: Any feedback I submit and wait
6 two months.
7 MR. HALSEY: Which I hope you understand I
8 am very aware of.
9 MR. FEY: I wanted to clarify for the
10 record.
11 MS. CONNELL: When you are doing projects
12 like this, call the Borough and ask us if it is a right of
13 way instead of making that determination yourself. You
14 lost time. We are backlogged and we got to that
15 application as best as we could.
16 So give us a call. I can send Steve out
17 there and we can take pictures and find out the right of
18 way for you so you can have things prepared in a
19 reasonable amount of time.
20 MR. FEY: Okay.
21 CHAIRMAN VOSS: I will just ask questions
22 from the member that is -- wasn't able to attend. They
23 may have already been read.
24 One, he asked that we clarify the material
25 type on the second floor, clapboard siding.

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2 MR. HALSEY: Whatever the new clapboard is
3 should match the existing siding exposure.
4 MR. O'BRIEN: Even the aluminum siding on
5 the front side facing the street will be replaced with the
6 Hardie Board?
7 MR. FEY: Yes.
8 MR. O'BRIEN: Okay.
9 CHAIRMAN VOSS: And we ask that the -- you
10 confirm the porch materials and colors. We addressed all
11 of those.
12 MR. HALSEY: If possible, I want to try to
13 create some spec conditions just so you guys can kind of
14 go -- is the intent for it to be clapboard or TMJ or
15 shiplap because the stuff -- I forget the name of it,
16 whatever the materials page is.
17 MR. FEY: The intent was clapboard.
18 MR. HALSEY: Okay.
19 MR. FEY: Just to show the color -- just
20 happens to be the color was shown on another deck.
21 CHAIRMAN VOSS: Any questions or comments
22 from the public? Sounds like we do.
23 MS. CONNELL: State your name, please.
24 MS. STAGNITTO: My name is Lori Stagnitto,
25 Solebury. L-O-R-I S-T-A-G-N-I-T-T-O.

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2 MR. KELLY: Cement board, Hardie Board.
3 CHAIRMAN VOSS: I think we are fine with
4 that. The intent is to replace all of the clapboard so it
5 will all be -- just be the same stuff.
6 MR. KELLY: Yes. Right now it is an older
7 aluminum siding.
8 MR. HALSEY: So everything that is -- it is
9 aluminum. Everything that is clapboard will be replaced
10 with the Olympic, everything that is brick will be Greek
11 Villa. End of story.
12 MR. KELLY: Correct. The building will be
13 all white. White brick and white Hardie Board siding.
14 MR. FEY: I apologize, it is an aluminum
15 clad building right now.
16 CHAIRMAN VOSS: That will be removed?
17 MR. FEY: Hardie Board will be proposed.
18 MR. HALSEY: I know -- for some reason one
19 of their products that I really wish had a smaller
20 exposure. Some of their products only have 7, 8, 9 inch
21 exposures on them.
22 Will you use the actual -- the actual
23 clapboard -- will the exposure match what is shown there,
24 what is on the existing house?
25 MR. FEY: It is --

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2 So thank you all for asking the tough
3 questions, especially Justin. So I did a quick Google on
4 the house and it says -- and I couldn't find anything
5 more, it is referred to as the 1924 Worthington House.
6 Do we know anything about that? Has any
7 one done research on it, the house, possibly from 1924?
8 It was built in an era known for its
9 quality materials, craftsmanship and design. Hardwood
10 floors throughout and original wood trim and
11 well-preserved window casings.
12 And interestingly enough, the two things
13 that I kind of balked at was the fact that the brick will
14 be painted white. To me this looks like a typical home
15 for that era and I think its brick was a very important
16 part of that era and this house and its design and also I
17 was sad to see that there would be an asphalt roof.
18 Also if the entire house will be painted
19 white, I think the roof will stand out. And I am just
20 curious why the entire house would be painted white,
21 especially the brick. Also shutters were not mentioned.
22 Are shutters going on the house? Style, material colors.
23 Also agree that it is very difficult to
24 really get a feel for what they are proposing when there
25 are really no good drawings, colored drawings. In this

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2 day and time, architects can actually produce almost the
3 real thing in a drawing. Those are my thoughts. Thank
4 you.

5 MR. FEY: I have one answer and that is our
6 proposal is to keep the shutters. I have no comment to
7 the other comments.

8 MR. WILLIAMS: They will all be black?

9 MR. FEY: There are white shutters and
10 there are black shutters, unless the Board chooses to
11 recommend a different color.

12 CHAIRMAN VOSS: All I have to say is white
13 shutters would make sense against the red brick. I am not
14 sure the white shutters make sense against a proposed
15 painted white brick.

16 MR. FEY: Okay. So historically shutters
17 are white on the first floor and dark on the second floor.

18 CHAIRMAN VOSS: Houses historically do they
19 paint the brick?

20 MR. FEY: There are many houses that are
21 painted. But again, that has to do with closing the
22 window, closing your shutters and having a brightness
23 reflect back into the space on the first floor and
24 darkness on the second floor.

25 We don't have any preconceived idea. If it

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2 MR. FEY: I think a stronger solution is to
3 go with all one color each --

4 CHAIRMAN VOSS: All black did you say?

5 MR. FEY: All dark color would be a better
6 solution so it doesn't confuse everything.

7 MR. HALSEY: I guess at this point I don't
8 know how to -- in this session, I think we would need to
9 deliberate a bit. How would we condition the application
10 enough and then also represent those conditions in order
11 to move the project forward? We need to be able to send
12 Borough Council our recommendation with a submission that
13 matches the intent for the project.

14 MR. FEY: If you are asking if the brick is
15 a preference, I don't think it is a must have. If the
16 Board feels the brick is something that is inconsistent
17 with the building, I think we all think it needs -- it
18 could be refreshed.

19 MR. HALSEY: Is there any way that we can
20 ask for additional clarifications in the next meeting
21 without considering it a resubmission?

22 MS. CONNELL: It has to be a resubmission.
23 Like I said, just call us so that you don't assume that
24 something is not in the right of way. We are inundated
25 and we have more than one person that we are servicing,

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2 would be better as all black shutters, we are good.

3 CHAIRMAN VOSS: The previous speaker did
4 bring up the strongest concern I had. I do like, the
5 front in particular, the sides, the part that is exposed
6 seem appropriate but the concern I have is a painted
7 brick. There are spots in town where people are trying to
8 strip off plaster where there is intended to be and we
9 have other places in town that we are trying to hide brick
10 or stone that was intended to be shown and it just -- I
11 guess confuses me why we have a hundred year old home and
12 it is suddenly important to hide the brick.

13 Again, I think my sense is as long as it is
14 removable without damaging the brick, as long as the paint
15 is removable without damaging the brick, then I would hold
16 that concern for that issue.

17 I guess I ask everyone on HARB to think
18 about is the white shutters sitting on the white painted
19 brick on the first floor -- they will all washout or it
20 would be helpful to have an offsetting -- an off-white or
21 an off-white brick. I don't know if you have any ideas or
22 --

23 MR. HALSEY: It definitely should not be
24 the white. They are against a slightly different brick,
25 white brick. That would be -- it would just be odd.

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2 you know.

3 CHAIRMAN VOSS: We can make an attempt. If
4 you would like to state the conditions and if it doesn't
5 seem that we can get it clearly, then you will have to
6 vote.

7 MR. HALSEY: Then my question is when
8 Borough Council reviews it, would our recommendation --
9 what are they reviewing, just a list of our conditions and
10 --

11 CHAIRMAN VOSS: What I am saying is if you
12 feel that we can clearly specify what we are conditioning
13 and what we are approving or recommending, but if you
14 don't, then I think we need to vote against it. I don't
15 see how we have a choice. We can see what it is.

16 MR. O'BRIEN: I am still confused how to
17 structure the condition for the paint on the brick.

18 MR. FEY: If the brick -- that is the most
19 problematic, you can -- it is not a requirement for this
20 accessory project.

21 MR. HALSEY: I guess the question is would
22 it be acceptable not to update color and replace in kind?
23 You're replacing aluminum siding with say a five, six,
24 seven inch exposure width clapboard siding with the same
25 exposure and the same color. And that is not to say that

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2 is what your goal is for the project.
3 MR. FEY: That is our goal for the project
4 actually.
5 CHAIRMAN VOSS: Without color changes --
6 MR. HALSEY: Without color changing and
7 with us being able to note that certain views represented
8 in the packet govern the design. That may create a
9 pathway. It is not as if I think it is completely
10 outlandish to suggest that you repaint a house.
11 I don't think we can control our conditions
12 well enough to get what you are trying to do based on what
13 we have in front of us.
14 MR. O'BRIEN: Why don't we hear a
15 recommendation, then we can discuss if we want to add
16 additional recommendations.
17 I would like to make a recommendation that
18 the application for 100 West Bridge Street be approved
19 with the following conditions:
20 The panel under the proposed window at the
21 front elevation to match the existing panels under the
22 window on the west side of the structure.
23 All proposed windows to be six over zero
24 throughout the structure as highlighted on sheet 10 of the
25 application and 10 being revised --

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2 so many different types of Hardie Board.
3 MR. O'BRIEN: Okay. Revisit Hardie Board
4 condition. Existing siding to be replaced with white
5 Hardie board having a --
6 MR. HALSEY: White clapboard by Hardie
7 Board or similar with a seven and a quarter inch exposure
8 or similar, if that is what we think it is, just to match
9 the existing siding. Sorry.
10 MR. FEY: Match existing.
11 MR. HALSEY: Match existing exposure.
12 MR. O'BRIEN: To match the existing
13 exposure.
14 So that revised comment would be all
15 existing siding to be replaced with white Hardie Board
16 having an exposure to match the existing clapboard that is
17 currently on the property.
18 MR. HALSEY: That is correct.
19 MR. O'BRIEN: On the structure.
20 MR. HALSEY: Yes.
21 CHAIRMAN VOSS: I am not sure of the --
22 where this needs to come in, but for clarity I am noticing
23 that your original submission was dated 8-15 and your
24 newer submission was dated 8-15.
25 So the PDF has a date of 9-1 but you didn't

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2 CHAIRMAN VOSS: Do we have a date of the
3 application? I have 9-1.
4 MR. TRASK: Same.
5 MR. O'BRIEN: The application date of 9-1
6 -- actually its revised date -- the date of the
7 application is 8-15-23 and as stated on the application.
8 It would be a recommendation to approve the
9 application for 100 West Bridge Street dated 8-15-23 with
10 the following conditions:
11 Panel under the proposed window at the
12 front elevation to match the existing panels under the
13 windows on the west side of the structure, and that would
14 be the existing sun porch on the west side.
15 All proposed windows throughout the
16 structure will -- to be six over zero as highlighted on
17 the sheet 10 of the application.
18 Side elevations do not indicate a low beam
19 plus or minus 12 inches below the soffit. The beam shall
20 be installed all the way around the new bumpout.
21 All existing siding will be replaced with
22 white Hardie Board and the existing brick to remain
23 uncovered in the existing natural state.
24 MR. HALSEY: The only thing I would note is
25 the exposure of the Hardie Board to match, since there is

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2 update anything else on the inside so it still says 8-15.
3 So we need to add some clarity so that we know which
4 design drawings are being brought forward to Council. I
5 don't know how -- do you have a proposal? I don't see a
6 stamp or seal on your drawings. Your --
7 MR. O'BRIEN: No date on the --
8 CHAIRMAN VOSS: On the drawings or the
9 photos so we -- I don't know how we clarify that.
10 MR. TRASK: Could the set be amended to add
11 the date to reflect the appropriate revision that was
12 approved?
13 CHAIRMAN VOSS: Perhaps we can mention
14 specifically that the revisions dated 9-1 and submitted as
15 a PDF.
16 MR. O'BRIEN: That is on you.
17 CHAIRMAN VOSS: We need to be -- what is
18 presented to Council -- there is no page --
19 MR. TRASK: On the --
20 CHAIRMAN VOSS: As far as you know, there
21 is no conflicting 9-1 --
22 MR. TRASK: I would be in agreement.
23 CHAIRMAN VOSS: Does that 9-1 submission or
24 update --
25 MS. CONNELL: Yes. Thank you.

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2 MR. O'BRIEN: The previous conditions would
3 be for the application for 100 West Bridge Street dated
4 8-15-23, specifically, with the 9-1 revisions as submitted
5 to the Borough.
6 MR. HALSEY: We did not condition the
7 shutters yet.
8 MR. O'BRIEN: Because they didn't change
9 the color of the brick so all of the shutters as per the
10 applicant's testimony, are staying the same.
11 MR. HALSEY: The shutters are not
12 represented in that drawing.
13 MR. O'BRIEN: Correct, but it was the
14 applicant's testimony that all of the shutters are
15 remaining and staying the same.
16 I don't want to put words in Mr. Fey's
17 mouth, but that was his testimony.
18 MR. FEY: It is. It would be appropriate
19 to add it --
20 CHAIRMAN VOSS: If we add it as a
21 condition.
22 MR. O'BRIEN: Okay.
23 That would be the seventh condition added
24 to the previous recommendation; that all of the shutters
25 on the existing structure are to remain.

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2 MR. HALSEY: And the windows trim-wise, are
3 you just replacing the opening and repainting/repairing
4 these?
5 MR. FEY: Yes.
6 MR. HALSEY: So there are no other changes
7 to the exterior, cladding, trim or --
8 MR. O'BRIEN: Again, I believe that is the
9 applicant's testimony, no other changes other than what is
10 identified in the 9-1 submission with the revised plans
11 and his testimony here tonight. So I don't think we need
12 to identify every one on that application in our approval.
13 MR. HALSEY: Then the final issue is just
14 addressing -- you already -- one of your conditions was
15 regarding the six over zero, which you're right, I kept
16 saying three over three or six over zero is obviously
17 correct. We already did clarify that that is the typical
18 window in one of your previous submissions.
19 MR. O'BRIEN: As highlighted on sheet 10 of
20 the revised submission, the bottom left corner.
21 CHAIRMAN VOSS: I did appreciate Justin's
22 point that because there is some lack of clarity, I do
23 think it would be a good idea if we can condition that no
24 other changes are being made to the existing structure.
25 The reason I want to do that is because if

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2 there are something like the shutters, which we almost
3 didn't address, I don't want shutters to disappear because
4 they disappear on the drawing and somehow we approve that.
5 So I would rather see as a condition -- so
6 we pass sort of a complete packet, a complete addition
7 onto Borough Council.
8 MR. O'BRIEN: Condition number eight is no
9 other changes be made to the existing structure.
10 CHAIRMAN VOSS: Second then?
11 MR. WILLIAMS: Second.
12 CHAIRMAN VOSS: Any further discussion?
13 MR. HALSEY: I don't even mind doing it
14 myself, can I just read the conditions one more time
15 through?
16 MS. CONNELL: Just take a vote. I think we
17 just took a vote. You just -- John Williams for a second.
18 CHAIRMAN VOSS: Correct. And now we are
19 allowed to discuss it, now that the second is done and he
20 is asking us to repeat the conditions in their entirety.
21 MS. CONNELL: Okay.
22 CHAIRMAN VOSS: Just so we can hear them.
23 It is spread out over a couple --
24 MR. O'BRIEN: Okay. Panel under the
25 proposed window at the front elevation to match the

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2 existing panels under the window on the west side of the
3 structure, and that would be the west side of the sun
4 porch attached to the existing structure.
5 All proposed windows throughout the
6 structure to be six over zero as highlighted on sheet ten
7 of the 9-1-23 revisions that were submitted to the
8 Borough.
9 Side elevations do not show the low beam
10 plus or minus 12 inches below the soffit, on the new
11 bumpout the beam shall be installed.
12 All existing siding to be replaced with
13 white Hardie Board siding, the same profile and same
14 reveal as the existing siding on the existing structure.
15 The existing brick to be -- remain
16 uncovered in its existing natural state.
17 No other changes to be made to the
18 structure other than what has been identified in the
19 9-1-23 revised submission.
20 CHAIRMAN VOSS: The only one I want to add
21 is anything within the 9-1 --
22 MR. O'BRIEN: The shutters --
23 MR. HALSEY: The shutters --
24 MR. O'BRIEN: All of the shutters on the
25 existing structure are to remain at the existing colors.

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 2 CHAIRMAN VOSS: Only clarification I think
 3 I want to add is the only changes are changes that are
 4 called out in the 9-1 submission. So if there is a
 5 missing shutter, I will not consider that to be called
 6 out. So what I mean is it has to be a called out change
 7 in the submission rather than just a visual change.
 8 MR. HALSEY: Right, meaning that the
 9 addition labeled as new addition --
 10 CHAIRMAN VOSS: Correct. So it is called
 11 out so I am happy with that.
 12 MR. O'BRIEN: Okay. I guess is that
 13 something you want highlighted as another condition?
 14 CHAIRMAN VOSS: I want to clarify. That
 15 condition is what, number seven or -- when you said it is
 16 -- that we are looking -- we are accepting only changes
 17 that are represented in the 9-1 -- I want it to be
 18 presented and called out, not just visually accepted.
 19 MR. O'BRIEN: Okay.
 20 CHAIRMAN VOSS: I will make that an
 21 amendment to the proposed that the -- is that the changes
 22 in the 9-1 submission that are called out in that
 23 submission.
 24 Do we have a second?
 25 MR. O'BRIEN: So moved.

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 2 CHAIRMAN VOSS: Any discussion of that
 3 amendment? Do we want to vote on the amendment?
 4 All those in favor?
 5 MR. HALSEY: Aye.
 6 MR. O'BRIEN: Aye.
 7 MR. WILLIAMS: Aye.
 8 CHAIRMAN VOSS: Aye. Any opposed?
 9 So if we are done with the discussion --
 10 are we done with the discussion of the original? Okay.
 11 So we have had the original motion made and
 12 seconded. We have an amended and a second.
 13 Now we will vote on the amendment. Sorry,
 14 the motion with its amendment. All those in favor?
 15 MR. HALSEY: Aye.
 16 MR. O'BRIEN: Aye.
 17 MR. WILLIAMS: Aye.
 18 CHAIRMAN VOSS: Aye. Any opposed?
 19 - - -
 20 (Recess.)
 21 - - -
 22 MR. HALSEY: I want -- just wanted to
 23 clarify -- I wanted to clarify that application
 24 requirements are included in the formal application
 25 paperwork that accompanied every HARB application.

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 2 MS. CONNELL: Thank you.
 3 CHAIRMAN VOSS: Next is 43-45 North Main
 4 Street.
 5 MR. TRASK: Good evening. My name is
 6 Connor Trask, I am in representation of Ralph C. Fey
 7 Architects. I am representing my client, Howard.
 8 This property is at the tailend of the
 9 commercial buildings down Main Street. As you go past, I
 10 believe this is the last building that has commercial use
 11 inside of it. The rest continues as residential.
 12 If we go to page one you can see the
 13 existing building as it stands and our current proposal is
 14 to unify the main body of the roof with a cedar shake and
 15 and a split roof having copper gutters and down spouts to
 16 accompany those moments. All of the porch elements of the
 17 roof will be a copper roof with accompanying down spouts
 18 and gutters.
 19 We are intending to replace windows on the
 20 project. We have listed which ones are original and which
 21 ones are not. The windows are currently vinyl windows
 22 except for the storefront window, but we will get to that
 23 down the line.
 24 We intend to put borral planters on the
 25 property and replace the sidewalk and pad with brick with

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1
 2 accents of bluestone.
 3 If you can cycle through the photos.
 4 CHAIRMAN VOSS: The question, while that
 5 photo is there. I couldn't tell when I walked it but the
 6 -- that is not -- is the gutters -- the gutter -- that is
 7 the copper that I am seeing lot --
 8 MR. TRASK: The gutter does come behind the
 9 column on the left side corner of the --
 10 MR. FEY: The gutter --
 11 MR. TRASK: Those are inside gutters, yes.
 12 MR. FEY: These are pole gutters. It is a
 13 pole gutter. It runs there, comes through the roof and
 14 drops down. Will be replaced with traditional
 15 half-rounds.
 16 CHAIRMAN VOSS: Half-rounds will be on the
 17 top and the bottom?
 18 MR. FEY: Yes.
 19 MR. TRASK: If you continue around, this is
 20 from the side street. This will be your northern
 21 elevation.
 22 MR. FEY: While you're on that, can you
 23 point to the existing windows that are not vinyl?
 24 MR. TRASK: Sorry, it is at the bottom of
 25 my set. It is on the narrative.

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1
2 MR. FEY: We will come back to it.
3 MR. TRASK: This is the southern elevation
4 facing the parking lot and if you go one more, this is a
5 rear porch entryway which will be proposed as a primary
6 entrance to the left-hand side of the commercial space.
7 If you go to the next, that is the existing
8 elevation. As it stands, there are no shutters. There is
9 the metal roof over the porch with the shake roof -- not
10 shake, asphalt shingle roof above.
11 The existing facade contains large
12 storefront doors. There is stairs going into the left
13 space, stairs to the middle going into an interior
14 vestibule and to the right there is stairs up to the
15 factory bake shop.
16 CHAIRMAN VOSS: The existing -- those two
17 center panels are operable doors at the moment?
18 MR. TRASK: Yes. On the right-hand side
19 and the left-hand side, yes. They are both operable and
20 in the center the two --
21 CHAIRMAN VOSS: Currently?
22 MR. TRASK: Currently.
23 Our proposal is to remove the collection of
24 doors and bring a little bit more mullins in the visions
25 to the front elevation. We are turning those doors into

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1
2 MR. FEY: Back to the photo of the front.
3 CHAIRMAN VOSS: Are they all wooden on the
4 left side as well? I didn't actually look at the --
5 MR. FEY: They are all wood.
6 CHAIRMAN VOSS: So I just wanted to ask at
7 this point for ADA access, none of that is happening in
8 the front?
9 MR. TRASK: Correct. We will intend to
10 make an ADA access in the back, if required. So if we
11 actually look --
12 MR. FEY: Just answer the question.
13 Jumping into the back --
14 CHAIRMAN VOSS: I just wanted to know if
15 anything in the front is different than what I expect, all
16 because of a ramp that I am not --
17 MR. FEY: We have significant amounts of
18 steps across the front that lead to there and to the
19 middle and to this door, and it is our feeling that this
20 terrace will be better used as a place to put furniture or
21 people to sit on a bench, not have a wall of stairs.
22 So big picture that Connor has explained is
23 that these four door panels, which the two center ones
24 open, will become window panels as one would find in a
25 porch that had been enclosed over time.

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1
2 windows on walls with panels below. And on the right-hand
3 side we are still leaving the doors.
4 CHAIRMAN VOSS: Those are only windows on
5 the left and the two doors are now gone and the stairs are
6 gone?
7 MR. TRASK: Yes, and the stairs are gone.
8 On the right-hand side the doors will
9 remain to the front to have a symmetrical play on the
10 facade to have entry over there versus the left-hand side
11 commercial space will be in the vestibule where the two
12 doors are.
13 We are proposing adding Timberline
14 shutters, solid on the first floor and louvered on the
15 second as reflected of neighboring properties, which I can
16 -- we can jump to at -- towards the end.
17 We are still proposing the same copper
18 roof, copper gutters and split cedar shake on the upper
19 main body roof.
20 And we are proposing new iron handrails,
21 custom forged by a client of Howard's, and we will make
22 sure those handrails are to code.
23 CHAIRMAN VOSS: They are currently just
24 wooden handrails?
25 MR. TRASK: Yes.

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2 These doors, which are the only ways into
3 the front of the current bakery, will remain. So as these
4 remain, all other enclosures underneath the windows become
5 window-like, panels below them, less contemporary full
6 glass.
7 And Howard will go inside and be using the
8 center stair and going into the vestibule and entering
9 from the side as opposed to a grand stair down the front.
10 MR. TRASK: Correct. If we jump to page
11 eight. The bottom elevation shown, the alleyway elevation
12 or the southern elevation. We are showing the removal of
13 two steps near the door and having -- leaving the step
14 remaining towards the back and that step will actually be
15 upgraded to a granite slab.
16 MR. HALSEY: These are both -- these are
17 the two proposed side elevations?
18 MR. TRASK: Correct. The top elevation is
19 the rear facing the parking lot and the bottom elevation
20 is facing the alleyway between that and the pizza shop.
21 MR. FEY: There are no changes to the rear
22 at the top, other than the introduction of a fence to hide
23 the mechanicals and another screen to hide the changes to
24 this side are to look at the side porch with the window
25 wrapping around, which is currently full glass and the

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- 1
2 removal of this stair and you can see the fencing to hide
3 the mechanicals. You also see existing --
4 CHAIRMAN VOSS: That is existing. I was
5 going to ask are all of the windows --
6 MR. TRASK: We are proposing to replace the
7 windows with Marvin Ultimate Wood Clad because they are
8 vinyl windows.
9 CHAIRMAN VOSS: All of the vinyl windows
10 and divisions were just what?
11 MR. TRASK: All the non-originals are vinyl
12 so we would like to replace those.
13 CHAIRMAN VOSS: Single --
14 MR. FEY: They are zero over zero.
15 MR. TRASK: We are -- we will match the
16 lights of the existing, zero over zero.
17 MR. HALSEY: The only way to compare what
18 exists and what is proposed is from the picture on --
19 MR. O'BRIEN: On nine.
20 MR. HALSEY: The picture on 02 -- sorry,
21 09.
22 MR. FEY: The only existing elevation is
23 the front 05.
24 MR. HALSEY: Yes. Okay.
25 MR. TRASK: Should I move forward?

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- 1
2 sheet.
3 MR. FEY: What is the color of the bracket?
4 CHAIRMAN VOSS: It said color B. I wanted
5 to make sure that is the case.
6 MR. FEY: So it is actually B, Iron
7 Mountain. Delia is the color. These are the actual
8 colors.
9 CHAIRMAN VOSS: Thank you.
10 MR. FEY: Connor, why don't you talk about
11 the placement, the reason for the placement and the
12 surfaces?
13 MR. TRASK: Yep. So as we have the gaps
14 between the borral planters, one essentially in the
15 entrance to the vestibule space for Howard's office as
16 well as the two residences above. The other break is the
17 entrance to the bake shop and our proposal is to have
18 those be bluestone instead to be a complement to the brick
19 and having it go up the mass's facade. The bluestone
20 sample is on the floor in front of you.
21 UNIDENTIFIED SPEAKER: (Indiscernible)
22 CHAIRMAN VOSS: We will save that.
23 MR. TRASK: We will get into the
24 perspectives and then get to the colors.
25 If we continue at ten, just alternate view

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- 1
2 If you go to page nine, we will be moving
3 into our comparisons of photos, the renderings. Here you
4 can see on the steps we are enclosing the borral planters.
5 We are also providing some landscaping in front of those
6 windows back panels below them. We have colored the bake
7 shop door a significant color to highlight it as an
8 entrance creating asymmetry between the left and
9 right-hand side while still keeping the building cohesive.
10 The shutters will be painted a darker
11 brown. The doors within the vestibule space will be
12 painted that same brown because they are not fronts.
13 CHAIRMAN VOSS: Those trim work over the
14 center doors, is that the same brown or is that the more
15 gray?
16 MR. FEY: These brackets?
17 CHAIRMAN VOSS: Yeah, the brackets.
18 MR. FEY: Those are the same brackets that
19 are there now.
20 What color are they now, Connor?
21 MR. TRASK: Yes, they are the same
22 brackets. We are not proposing removing the brackets.
23 CHAIRMAN VOSS: Will the color match the
24 door or match the shutters?
25 MR. TRASK: I am pulling out my color cheat

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- 1
2 coming from the left side of the street seeing a little
3 bit down the alleyway.
4 MR. FEY: You should spend a little more
5 time comparing the existing and talk a little bit more
6 about the removal of the --
7 MR. TRASK: We are proposing the removal of
8 the left-hand pathway. There is a sidewalk that leads to
9 the back porch.
10 MR. FEY: The back porch is accessible from
11 the driveway. It doesn't need to be accessed from the
12 street and very bad concrete, old sidewalk.
13 CHAIRMAN VOSS: Is there no requirement for
14 a public access to get from there to the parking?
15 MR. FEY: Why don't we bring up the plan,
16 please.
17 MR. TRASK: I don't have the plan on this,
18 this presentation.
19 MR. FEY: Site plan?
20 MR. TRASK: Not on this presentation.
21 MR. FEY: Building plan?
22 MR. TRASK: I have one with me but it is
23 not in this packet.
24 MR. FEY: So the parking lot is on grade on
25 the sidewalk and the rear porch is here, faces the parking

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1
 2 lot. It currently has two risers and one step.
 3 Our current understanding is office to
 4 office, bake shop not changing. The requirement to add an
 5 accessible ramp -- if we get different feedback, we will
 6 add an accessible ramp.
 7 Right now there is an office there and his
 8 office there and you have a bake shop that is staying and
 9 we don't think we meet any criteria with thresholds that
 10 would cause us to need a ramp.
 11 That said, if the Borough wants or prefers
 12 or directs us to do so, we will put in a ramp.
 13 CHAIRMAN VOSS: The reason I am asking,
 14 primarily if you find you need to do that, you will have
 15 to come back to us.
 16 MR. FEY: Yes. Exactly.
 17 CHAIRMAN VOSS: I just wanted to bring it
 18 up.
 19 MR. FEY: That is the chicken and egg thing
 20 like the last project. We don't think we need a ramp, we
 21 can be wrong about the ramp.
 22 MR. TRASK: Go back, Matt.
 23 Any other comments on this page?
 24 MR. HALSEY: The one thing I noticed that
 25 the specs that relate to a lot of this stuff, the shutters

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1
 2 --
 3 MR. TRASK: Are not louvered on the second
 4 floor.
 5 MR. HALSEY: Yeah.
 6 MR. TRASK: Correct.
 7 MR. HALSEY: Are they supposed to be?
 8 MR. TRASK: They are supposed to be.
 9 Page eleven. And then here is highlighting
 10 of the new fence to cover the trash area and the screening
 11 to cover the oven output from the bake shop with the new
 12 steps removed on the right-hand side of the sidewalk,
 13 removed on the right-hand side and just a step up to the
 14 porch.
 15 MR. WILLIAMS: Has -- does the street have
 16 any mention to add sort of a trellis or --
 17 MR. FEY: It is intended to have some
 18 greening on it growing. We don't know relationship with
 19 the screen for the bakery, whether that will survive. It
 20 is a green area back there.
 21 MR. TRASK: Page twelve. It is just
 22 another perspective of the brick terrace being -- the
 23 replacement of the sidewalk as well as the --
 24 MR. FEY: So what you can see in the lower
 25 section is the bakery does have little tables and chairs

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1
 2 out and again it makes it really appropriate to have the
 3 tables and chairs out and you can see all of the planters
 4 attempting to create an edge.
 5 We are formalizing that concept of edge, a
 6 planter and safety of sitting on a step. We also did not
 7 feel that the continuous step that is wider than the
 8 existing building was particularly edge friendly in a town
 9 setting. It is just a lot of steps and a lot of railings
 10 and a lot of steps.
 11 So our goal was to have specific openings
 12 to create two steps up to a terrace, which very much
 13 should look like you're supposed to be there dining or
 14 having a coffee in front, and still allow access from the
 15 side.
 16 And ultimately extend the sidewalk further
 17 down to the brick, down and around the corner and back to
 18 our entrance to our parking area. Sorry, the brick would
 19 stop with the porch and that would remain.
 20 MR. TRASK: At this time the rendering does
 21 not show the trees that are existing on the street. I
 22 didn't put them in for the purpose -- for seeing the
 23 building but they are there.
 24 I believe next is page 13, the colors and
 25 do you want to clarify --

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 2 CHAIRMAN VOSS: State and spell your name.
 3 MR. FEY: Give them your name.
 4 MS. BARGER: My name is I-L-L-I-A
 5 B-A-R-G-E-R. And I specify colors for buildings, interior
 6 and exterior, all of the time. And I just wanted to say
 7 that the interface between the monitor and the actual
 8 colors is pretty -- for me, severely different. Sometimes
 9 the building looks like it is blue. Here we go.
 10 MS. CONNELL: Is there a mockup showing
 11 what the colors actually look like on an actual building?
 12 MS. BARGER: It is but --
 13 MR. FEY: Every monitor treats color
 14 differently.
 15 MS. BARGER: Yeah, I will try and be clear.
 16 These are actually the Benjamin Moore
 17 colors. There is no changes here.
 18 So these are the colors and the
 19 specifications. These are charts that I make that
 20 specifies the name and number of the color, where it goes
 21 and the sheen and the paint. And then there is a map --
 22 the letter here A, B, C, D, E and then it is on the
 23 architectural maps that show where exactly it goes.
 24 This is how I do this and it has been
 25 working great for about 40 years so I would rather go with

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1 these colors than what is presented on the monitor. It is
 2 just so different.
 3
 4 So the siding is pretty neutral, Teresa
 5 Gray, color value of probably a seven, if ten is black and
 6 one is white. White is one. Then the trim is the darker.
 7 The second color, Iron Mountain B and it is not documented
 8 exactly right in the images.
 9 The panels in the front are not supposed to
 10 be different colors, nor on the walkway nor on the window
 11 are they different. It is supposed to be straight down.
 12 In any case it is a working color, living progress I
 13 guess.
 14 The shutter -- the windows on the
 15 breakfront for the front offices, the window and the trim
 16 are the dark one called Black Iron. This one. And then
 17 the shutters are Oregon Trail, which is sort of a
 18 Terracotta, a little darker Terracotta going with the
 19 brick. And there is also the building to the left is also
 20 a brick building. It is the pizzeria and it is brick and
 21 I guess it is an old firehouse or something.
 22 So those were the choices for the building
 23 and then the factory girl, she has a branding color which
 24 is a little lighter than this coral color. This is more
 25 of a coral/terracotta mix. And instead of that lighter

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1 the wall, putting the planters out front, putting the
 2 accents of bricks on the steps and the terrace on the
 3 right-hand side.
 4
 5 That wall, a piece of stone coming around
 6 is the -- we are using the vernacular of -- speaking the
 7 same language, which that stone wall is to create that
 8 little courtyard terrace on the property and this was our
 9 Meaning inspiration for the work on this project.
 10 If we go to 17. You can see in front of me
 11 and as well as on the sheet, the specifications of the
 12 materials at hand. The hand split cedar shake is from a
 13 private vendor known to Howard, and the bluestone steps as
 14 well.
 15 CHAIRMAN VOSS: Is it a specific party or
 16 from a --
 17 MR. TRASK: The bluestone is from Del Val
 18 Quarry.
 19 MR. O'BRIEN: Are the steps being removed
 20 and replaced?
 21 MR. TRASK: We are intending to cover the
 22 concrete steps with bluestone.
 23 MR. O'BRIEN: So they are not technically
 24 being removed?
 25 MR. TRASK: So the removal is the wooden

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1 paint on there, she was open to putting this color on
 2 which is very similar, reads the same. So she really
 3 wanted to have that as her logo colored door so that is
 4 why we went with that and it goes well with the rest of
 5 the colors to be a focal point for the public, as the
 6 other side is offices and not open like a public
 7 accommodation.
 8
 9 So then if you have any questions, I would
 10 be happy to answer.
 11 MR. TRASK: I would like to clarify that
 12 when we scan real samples or submit real samples of colors
 13 as well, what is on the screen or the same printout when
 14 you scan them, that is why we have brought and provided
 15 color samples for you to look at, if you so desire. These
 16 are the color samples, which is the same as presented on
 17 this packet of paper.
 18 CHAIRMAN VOSS: Do all of these together go
 19 to JoAnn?
 20 MR. TRASK: Yes.
 21 Go to 16. We are moving into our
 22 inspirations and our specifications. Our inspiration for
 23 this project was the Meaning of Things, similar in nature
 24 and dynamics to the enclosed porch, the windows inset,
 25 removing the aspect of the doors, put more windows within

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1 porch steps on the left-hand side, the left commercial
 2 space and then the central steps up to the interior
 3 vestibule I believe will be --
 4
 5 MR. FEY: Go back to the 3D.
 6 Just to clarify, the concept is to leave
 7 the steps, they will be on the other side of the planters,
 8 literally set over what is exactly there. So if you take
 9 the planters up, the concrete steps will exist.
 10 Not shown very clearly, but there will be
 11 bluestone tread and riser being added to the concrete
 12 steps in these two locations and then of course the
 13 addition of the brick and the bluestone at the walkway and
 14 brick going up to the same height.
 15 MR. HALSEY: You will create a condition
 16 where the lowest step is a different height than the other
 17 two?
 18 MR. FEY: No, I don't believe so.
 19 MR. HALSEY: The patio level will get
 20 paved, that paving thickness will match the paving
 21 thickness as the step below, then again at ground level
 22 there will be no change to the sidewalk so you will have
 23 an inch -- whatever plus or minus, taller first step.
 24 MR. O'BRIEN: Yeah, so the first riser will
 25 be too low.

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1
2 MR. HALSEY: Outside the boundary of the
3 deviation in riser height.
4 MR. O'BRIEN: Yes, creates a --
5 MR. HALSEY: Yeah.
6 MR. FEY: The reason I say no, the first
7 step is already less than the other two. But let me just
8 say we are architects and we would never do something that
9 would be an illegal step. So if that means I have to
10 shave down a step or cut the top of the concrete, that is
11 what we will do. We will put bluestone on the tread and
12 riser and create legal stairs. And in the code you can
13 have a different lower step by half an inch.
14 MR. O'BRIEN: Three/eighths.
15 MR. FEY: Three/eighths. Sorry, we thought
16 we were at HARB and we will do that.
17 MR. TRASK: In lieu of the same comments,
18 go to -- Howard's private custom iron works rail person
19 will create an iron railing towards the space as we
20 mentioned before. The railing will have to be code
21 compliant and --
22 MR. O'BRIEN: Yeah. The one that is
23 depicted there is not.
24 MR. FEY: We know that.
25 MR. TRASK: We understand it is not.

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1
2 make the window to that color so it will match.
3 There are two -- start on the right-hand
4 side of the slider, there are two interior lights in the
5 inside of that little vestibule space that we would like
6 to replace with the fixture proposed above.
7 It is a little bit harder to see until you
8 get under that patio space. It is up past the roofline so
9 if you look at it from the elevation --
10 CHAIRMAN VOSS: It would be a wall fixture?
11 MR. TRASK: A wall fixture, correct. I
12 would center them over the doors.
13 On the left-hand side I was proposing
14 interior lighting on the inside edge of the borral
15 planters so facing towards the building. These I specify
16 bronze to complement the colors chosen for the borral
17 planter. They would be affixed to the back side of the
18 planter to light the terrace.
19 CHAIRMAN VOSS: Do you light the steps in
20 any way?
21 MR. TRASK: I did not specify that but can
22 if you want.
23 CHAIRMAN VOSS: So any lighting you have is
24 from this?
25 MR. TRASK: Correct.

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1
2 Move to 19, Matt. All of the replacement
3 windows is to be simulated divided light Marvin Ultimate.
4 MR. VOSS: All of the windows will be one
5 of the two windows to the upper left?
6 MR. TRASK: It is. That is the interior
7 and the exterior shot. One is the left -- the left-hand
8 side is the interior. The right-hand side is the
9 exterior.
10 CHAIRMAN VOSS: The divisions will be on
11 the outside?
12 MR. TRASK: The divisions will match the
13 existing windows.
14 CHAIRMAN VOSS: You will have a section of
15 what is currently --
16 MR. TRASK: Correct. The only ones that
17 are specified are on the front which is on the right-hand
18 side of the picture window. Those will have that divided
19 --
20 CHAIRMAN VOSS: Other than what happens on
21 the storefront, everything is in kind?
22 MR. TRASK: Yes. I put this here in any
23 color you want purely for the thought with our windows as
24 we order them we will be using the color guide provided
25 and we can specify a specific color exactly and they will

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1
2 Then the last page is the Timberlane
3 shutter specification. I have included photos of the
4 neighboring three residences, which follow similar pattern
5 of solid to louver, solid first floor and louvered second
6 floor and in this case the third as well will be louvered.
7 CHAIRMAN VOSS: So two of the examples that
8 you show there have shutter hardware. Will you?
9 MR. TRASK: Yes, we will.
10 CHAIRMAN VOSS: Therefore I am assuming the
11 shutter will be sized for the window?
12 MR. TRASK: Appropriately for the window.
13 MR. FEY: Yeah, this is Timberlane, they
14 make the shutter to our specification. We give them the
15 size of the window, they split it in half and we order the
16 shutter docks from them. They would have the square
17 hardware. It would be black.
18 And I do want to add that our 3D rendering
19 is incorrect, showing the solid shutter on the second and
20 third floor.
21 CHAIRMAN VOSS: So the hardware will be
22 visible but in black?
23 MR. FEY: It will be black.
24 MR. TRASK: That is the last page.
25 CHAIRMAN VOSS: So my questions all appear

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1
 2 on page six but this might be enough.
 3 Will you be preserving the trim around --
 4 on the two street facing facades?
 5 MR. FEY: Yes.
 6 CHAIRMAN VOSS: The copper metal roof will
 7 be standing seam or flat?
 8 MR. FEY: Standing seam.
 9 CHAIRMAN VOSS: And that one I was confused
 10 a little bit, will it be bluestone for the center all the
 11 way up and bluestone down to the brick on the right-hand
 12 side?
 13 MR. FEY: So one of the people that are not
 14 here are Carter Van Dyke. Carter had a preference for the
 15 centerpiece to being the center of the building to be more
 16 formal and lead you in the way it may have been before
 17 shops happened and the porches happened.
 18 Carter's request is what you just said,
 19 that this be bluestone from here all the way to the
 20 entrance and this being more of a way to get on the porch
 21 here and here. We are only going to do bluestone at the
 22 actual step and the steps up. So it is not to recreate a
 23 series of this because then these two would be different
 24 than this one.
 25 He is not fond of the bluestone here and

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1
 2 MR. O'BRIEN: They are also wood stairs?
 3 MR. FEY: Currently wood.
 4 MR. O'BRIEN: They are not going to remain
 5 wood though, right?
 6 MR. TRASK: I propose them to be bluestone.
 7 MR. MIMNAUGH: Masonry.
 8 MR. O'BRIEN: Okay.
 9 CHAIRMAN VOSS: So they are again as we
 10 have up front?
 11 MR. MIMNAUGH: Yes.
 12 MR. O'BRIEN: And the stairs to the
 13 right-hand side, those are currently concrete?
 14 MR. TRASK: Correct. They will be veneered
 15 bluestone.
 16 MR. FEY: So you can see our dilemma, we
 17 have stone steps to the right, wood steps to the center,
 18 wood steps on the left. I think we -- the global we
 19 thought the strongest solution was to put stone, bluestone
 20 on the covering here and here so as not to have two steps
 21 next to each other one in stone and one in wood.
 22 CHAIRMAN VOSS: The bluestone will continue
 23 under for the center and past the steps all the way to the
 24 door? If you go through the door.
 25 MR. TRASK: That is a wood platform.

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1
 2 carried it through, it would be fine in either direction.
 3 It is Carter's preference.
 4 CHAIRMAN VOSS: The brick will be the same
 5 on the riser as it is on the street sidewalk?
 6 MR. FEY: Yes.
 7 MR. MIMNAUGH: Howard Mimnaugh, owner of
 8 the property. M-I-M-N-A-U-G-H.
 9 So the existing brick sidewalk -- my
 10 neighbors to the left, we will match their brick.
 11 CHAIRMAN VOSS: That same matching brick
 12 will be used on the first level?
 13 MR. MIMNAUGH: Correct.
 14 CHAIRMAN VOSS: On the patio.
 15 MR. TRASK: That is a photo right there --
 16 MR. O'BRIEN: That is an actual photo?
 17 MR. TRASK: That is an actual photo of the
 18 neighboring brick.
 19 MR. O'BRIEN: The stairs that are being
 20 removed, the front elevation left-hand side, are they
 21 concrete or wood?
 22 MR. TRASK: Wood.
 23 MR. O'BRIEN: And are the stairs that go up
 24 to the center --
 25 MR. TRASK: Wood.

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1
 2 MR. FEY: That is wood. The building steps
 3 will stop here and then step onto the porch. Similarly
 4 last step here and up.
 5 MR. TRASK: Matt, can you zoom out?
 6 I would like to highlight one more comment
 7 that was missed. The divisionary line in the siding. We
 8 would take the siding on the right-hand side and peel that
 9 to the corner, that is a metal siding, and carryover to
 10 the left-hand side which is German siding and repair in
 11 kind existing.
 12 MR. FEY: Existing wood German siding,
 13 metal clad. We will marry this and wrap it to the corner.
 14 MR. TRASK: To the corner.
 15 MR. FEY: To the corner.
 16 MR. TRASK: To the room of the divisionary
 17 line on the second floor in the facade.
 18 CHAIRMAN VOSS: So what is the material
 19 then on the side street?
 20 MR. TRASK: To remain, which is metal.
 21 CHAIRMAN VOSS: I will read the questions
 22 that were submitted. I'm sorry, I am just leaving things
 23 out that have already been addressed. Mostly everything.
 24 He did have a question; in the narrative,
 25 the last item states "see attached list of historic versus

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1 non-historic windows". And he is asking where this list
 2 appears.
 3
 4 MR. TRASK: Each page of that narrative
 5 should have photos attached as you can see on the screen
 6 and one of our team members went around and highlighted
 7 the O original and NO with non-original.
 8 CHAIRMAN VOSS: So that addresses that.
 9 The other questions were some that had no labels. Is that
 10 the case? Like I am addressing his question.
 11 Are they all addressed either O or NO?
 12 MR. TRASK: In these photos not all are
 13 labeled but I believe the second floor are all
 14 non-original and a few on the first are. It kind of takes
 15 suit around the building.
 16 CHAIRMAN VOSS: So you're saving the
 17 originals?
 18 MR. TRASK: Originals will remain and all
 19 of the non-originals to be replaced.
 20 CHAIRMAN VOSS: That is what he wanted to
 21 know. If it is not labeled as original, it will be
 22 replaced?
 23 MR. TRASK: Correct.
 24 CHAIRMAN VOSS: That is what he wanted to
 25 know.

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1 MS. CONNELL: I am wondering if Council
 2 wants to see a mock-up of the exterior since there are
 3 five different colors.
 4 MR. TRASK: The rendering is supposed to be
 5 representational of the colors proposed. It is just with
 6 the value of screens and printings, that is a
 7 representation of the colors at hand and that is why they
 8 can use the swatch and look at the rendering and make that
 9 visual understanding.
 10 MS. CONNELL: I know, but I just remember
 11 another time a building across the street from Starbucks,
 12 there was a rendering provided showing where the color was
 13 going and it was clearly stated. You know, that is -- I
 14 just have a concern with that.
 15 MR. TRASK: I believe in the set, Matt,
 16 towards the end, 14. It does show the mock-ps of where
 17 each color is intended and proposed with the color.
 18 MS. CONNELL: If I could visualize it it
 19 would be quicker.
 20 MR. TRASK: Understood.
 21 MR. FEY: JoAnn, I wanted to be clear, 14
 22 in the upper right-hand corner, that is the rendering with
 23 the colors and labeled concurrently to correspond to the
 24 seven photos that we have.
 25

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1 He asked about pavers and everything else
 2 we have addressed.
 3 Any further questions?
 4 MR. HALSEY: Just a note, the application
 5 does not contain a number of the items listed on the
 6 application requirements. We don't have a site plan,
 7 scaled plans, existing and proposed elevation comparisons.
 8 The renderings are helpful in the sense
 9 that in a conceptual way it looks like a lovely proposal.
 10 It looks like it will be a large improvement, but again
 11 difficult to evaluate clearly in this session or in the
 12 future Borough Council session without the application
 13 requirements.
 14 MR. TRASK: Understood.
 15 We always intend to submit the plans in
 16 scale but I did have those tags removed so my apologies.
 17 I will have them available and scaled.
 18 MR. HALSEY: But there are no plans,
 19 correct?
 20 MR. TRASK: Correct. You're -- the
 21 elevations are in a scale, they are just not noted.
 22 MR. HALSEY: And only an existing of the
 23 front is shown?
 24 MR. TRASK: Correct.
 25

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1 MR. TRASK: There is five.
 2 MS. CONNELL: To look at this you can't get
 3 a feel of the building.
 4 MR. HALSEY: Were these photocopies of the
 5 renderings because the renderings are on page ten. I just
 6 don't understand why we don't have the page ten rendering
 7 with these notes. These are very, very washed out.
 8 MR. TRASK: Yes, they are photocopies. If
 9 you see the note in the left-hand side, top left-hand
 10 side, concept is completed on an older background. So the
 11 notes -- so when you see A and D on the shutters, they are
 12 rendered to the color but all of the other renderings that
 13 are not with that note, are proposed as the color they
 14 should be.
 15 MR. FEY: This would be the not copied
 16 version. Those are the colors.
 17 CHAIRMAN VOSS: I think what JoAnn is
 18 asking is if we can, perhaps for Borough Council at least,
 19 take this with the correct colors and attach the labels.
 20 MR. FEY: Absolutely.
 21 CHAIRMAN VOSS: Of course --
 22 MR. FEY: We can have that to you tomorrow.
 23 CHAIRMAN VOSS: -- make sure that will be
 24 background -- you did it in some places. Sometimes the
 25

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1
2 handwritten comments are hard to read as the contrast is
3 not appropriate.
4 MR. FEY: Certainly add the words and the
5 coding to this plan, which is not a copy.
6 CHAIRMAN VOSS: Did I hear correctly, that
7 the borral boxes you don't actually have that deviation of
8 color?
9 MR. TRASK: They should be the same color.
10 CHAIRMAN VOSS: It should be the same color
11 MR. TRASK: The exterior trim, the planters
12 should also be the lighter gray. It is a little dark.
13 CHAIRMAN VOSS: Maybe that can be corrected
14 for them as well.
15 MR. TRASK: Absolutely.
16 MS. BARGER: Can I just make a comment
17 because the submission that I gave to Ralph's firm, we
18 were just in the middle of working it out and there is an
19 aspect of this that I really wanted to make clear that is
20 not in this rendering, if I can point it out to you.
21 MR. FEY: Can I stop you for a minute,
22 please.
23 Our submission is our submission. If we
24 want to come back and tell them we want to change it, we
25 can do that. Probably not being painted tomorrow. But we

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1
2 North Main Street, 8-1-23, with the following conditions:
3 If it is determined that an accessible
4 route is required to the structure, the applicants will
5 come back to HARB for a revised recommendation. All
6 proposed handrails shall meet the 2009 IBC A117.1 for all
7 of the dimensional requirements including handrail
8 extensions. Handrails shall be provided at all stairs on
9 both sides pursuant to the 2018 IBC.
10 All non-original windows will be replaced
11 per the detail on sheet 19 of the application.
12 All stairs shall meet the dimensional
13 requirements of the 2018 IBC. Sidewalks brick -- proposed
14 sidewalk brick to match brickwork to the south, I believe.
15 MR. TRASK: South.
16 MR. O'BRIEN: Shutters shall be depicted --
17 shall be installed as depicted on sheet 22 of the
18 application.
19 New siding is provided on the Main Street
20 facade only. All other sides of the building to remain as
21 is.
22 Copper roof shall be standing seam design.
23 All wood stairs shall be removed. Stairs serving the
24 center of the building, the double doors, shall be
25 masonry.

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1
2 cannot sit, as you witnessed in the last one and heard,
3 and make changes to what we have presented a month ago.
4 It is not okay.
5 MS. BARGER: I had other --
6 MR. FEY: It is not okay. It is our
7 presentation. This is what we made and we stand by what
8 we presented. If my team -- if you want us to make a
9 change, we will officially make a change and present
10 again. It is not fair to them to make changes at the
11 meeting.
12 I think you asked if we can add the coding
13 to this high-quality rendering and the answer is yes. And
14 if you want us to, although I am not saying we should, we
15 can make those monochromatic. That is not what we
16 presented and I understand.
17 CHAIRMAN VOSS: I think it will be more
18 helpful to have labels then to tell you to imagine this
19 color in this location. That will help.
20 MR. FEY: Absolutely.
21 CHAIRMAN VOSS: I asked my questions. Any
22 further -- any public questions? Not much public we have.
23 Are we prepared to make a motion?
24 MR. O'BRIEN: Sure. I would like to make a
25 motion to recommend the COA for the application of 43-45

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1
2 CHAIRMAN VOSS: Before we have a second,
3 if we can add clarification that the window divisions will
4 be made -- will be kept in kind.
5 MR. O'BRIEN: Okay. Window divisions shall
6 be kept in kind per the original window.
7 MR. WILLIAMS: Second.
8 CHAIRMAN VOSS: Any further discussion?
9 All those in favor?
10 MR. WILLIAMS: Aye.
11 MR. O'BRIEN: Aye.
12 CHAIRMAN VOSS: Aye.
13 Any opposed?
14 MR. HALSEY: Can I abstain or do I need to
15 pick one?
16 CHAIRMAN VOSS: And an abstained. Thank
17 you.
18 MR. FEY: Matt is back. We are ready.
19 CHAIRMAN VOSS: We are ready.
20 Let's officially say we are now introducing
21 17-19 West Mechanic Street.
22 MR. FEY: Yes. So this is an interesting
23 building that has a lot of additions. It is known as
24 17-19 Mechanic Street but it has addresses like 15 and 17
25 and 19. There are three commercial entities and two

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1 residential buildings.
 2 And as you can see from our site plan, it
 3 is the last building -- sorry, aerial plan, it is the last
 4 building on Mechanic Street before the bridge.
 5 We do have a site plan for this one. Can
 6 you blow it up a little bit so they can see the boundaries
 7 of the building and I can point it out?
 8 So to the upper left corner, that is
 9 Mechanic Street. What we believe to be the original
 10 building is -- step away and speak louder. We believe
 11 this to be three buildings done over time. We believe
 12 that this building in this corner is the first building.
 13 We believe that the building here is the second building
 14 and we believe this is the third building, and then a
 15 fourth addition.
 16 I will be showing you on the facade why I
 17 believe that and I will be attempting to address the
 18 inconsistencies of the building.
 19 To the lower section of that building, that
 20 is the canal walk and on the right side is a -- it is
 21 called Ney Alley but it is actually a driveway shared
 22 between the Ney residence which is behind and this
 23 building. Does that make sense? So although it says Ney
 24 Alley, it is really a driveway, not a public way.
 25

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1 So let's start with some images. The best
 2 image to start this dialogue off is the left lower --
 3 left-hand image that is taken from the street, Mechanic
 4 Street.
 5 Again the reason I spoke about a first
 6 building, second building is you can see the rhythm of the
 7 windows being stacked. The shortest of all of the
 8 buildings is this building and the windows are stacked.
 9 There appears to be on the inside a brick wall in this
 10 general area here, which would mean that this building and
 11 this building were built at different times.
 12 This building has higher floor to floor and
 13 there is a slight difference between the way these doors
 14 are and these windows are installed. Again, I don't know
 15 that they were built in very different times but that is
 16 why there is this slight stepping of facade, and not quite
 17 as much perfection in this building with the symmetry
 18 here.
 19 It is all held together with a base and the
 20 base is made up of concrete, brick, brick covered in
 21 stucco and treads of bluestone. These are original
 22 windows. Most of them have just been painted shut. I do
 23 not believe that the bay is original albeit a nice
 24 enhancement to the building.
 25

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1 And if you look carefully, you will see and
 2 we will show you another image, there is a significant
 3 amount of brick that shows through as you work your way
 4 around the building. The building had received some
 5 parging or other, and a lot of it is coming loose and
 6 coming off. This is a building that was purchased.
 7 We are going to show you a section where we
 8 just took a putty knife to this area right here and before
 9 we knew it, we had an area that big and that was our task.
 10 It wasn't meant to be that big, it just happened.
 11 There are other parts of the building that
 12 in the last two months since we purchased it, more of the
 13 plaster has fallen off. Now the buster (sic) has no lap,
 14 it has no consistency. In different sections it really is
 15 smeared and then filled.
 16 So move on. I will get back to that. So
 17 you can see when we bought the building it had plastic
 18 pink shutters. We took those off so we could see what the
 19 paint color was behind them and you see on the right side
 20 image that it is a green colored paint. So whoever did
 21 the last painting, the pink shutters were on and they
 22 painted around the shutters.
 23 There is also a side entrance and this is
 24 where it is important to go back to the site plan for a
 25

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1 second. Can you point to the side entrance on Ney Alley?
 2 So there is a side entrance of Ney Alley,
 3 which has a little bit of a bumpout, if you will, on that
 4 level where the shed -- it is a shed roof bumpout and that
 5 is access to the apartment on the lower level which
 6 actually opens directly to the canal.
 7 So the close-up -- again if you blow-up the
 8 close-up you can see there is brick on the part where I
 9 said we did our little test, that was a two-inch putty
 10 knife and it just flaked right off.
 11 Continue. So the Ney Alley side of the
 12 building, blow up the lower section, has the shed bumpout
 13 and entrance to the lower section apartment. It has
 14 another door down the alley that is the entrance to the
 15 third floor apartment.
 16 And the rear section, which as I mentioned,
 17 in the series of additions appears to be the newest and
 18 this is a one story addition and that is a commercial
 19 space.
 20 I would say that I have no idea when the
 21 sun room off the back was constructed nor do I know
 22 exactly when the porch above the sun room was constructed.
 23 Although you do have the right to know, and I believe that
 24 there was a permit, I just don't remember the date but it
 25

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1
 2 is relatively new because this wood is not stained and is
 3 -- still hasn't turned the green color that that does.
 4 MS. CONNELL: That is correct, it is
 5 permitted.
 6 CHAIRMAN VOSS: I think it replaced
 7 something that was already there.
 8 MS. CONNELL: Okay.
 9 MR. FEY: So this is clearly not the
 10 attractive side of the building and has a lot of bits and
 11 pieces that could be improved, and we will be back in
 12 front of you with our recommendations on how to improve
 13 that side of the building.
 14 But today, we are mostly focusing on -- can
 15 we go to the next one? So the side that faces the canal
 16 has a triangular piece that is suspended and has porch
 17 below it and that faces the canal.
 18 The building directly to the left, pink
 19 building, pretty similar in proportion, scale, size, has a
 20 bay window. Albeit it has an actual roof pitch to it as
 21 opposed to a flat roof and even though the buildings as
 22 you move down the street all have rather similar rhythm of
 23 being two-story tall from this side and being rather close
 24 to the building next to it with alleyways between them.
 25 Do we have a shot all the way down to

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1
 2 are not plastic, traditional shutters that are solid on
 3 the first floor and louvered on the second floor.
 4 And zoom back out. And a terrace on the
 5 front of Karla's because the street is sloped, very
 6 similar in depth to the terrace on 17-19.
 7 Now we will look at some other inspirations
 8 that are not necessarily New Hope but they are just
 9 inspirations of two-story buildings that are stacked
 10 windows, rather straightforward flat facades and brick and
 11 shutters.
 12 I think that our goal here is to take the
 13 plaster off that is falling off, expose the brick and what
 14 you will see about these brick buildings is that they are
 15 not perfect. They are not intended to be perfect. They
 16 are about whatever has happened over time.
 17 You can see some joints that have been
 18 filled on that one. You can see some color shifts in
 19 brick on the other. And I think that we fully expect that
 20 there will be, just like Karla's, some areas where there
 21 is a little more concrete embedded here and areas that are
 22 less concrete here.
 23 We actually think that that is the sputino
 24 (sic) and life and history and tells the story of the
 25 building.

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1
 2 Karla's? We will get there. Across the street we have
 3 the Ney building, recently renovated. Next to the right
 4 of that we have the artwork building, a rather industrial
 5 looking building on the street that is rather flat and
 6 consistently rhythmic window stacked above window.
 7 If it helps, plan of the lowest level.
 8 Keep going. Plan of the second floor on the right. You
 9 can see the lower section there is a series of doors that
 10 -- to enter the commercial spaces, then the upper floor
 11 which is residential which is acquired through the
 12 stairway.
 13 And talked about that. Can we go to the
 14 inspirations? Okay. So one of our inspirations, and we
 15 had a number of them, is Karla's. Clearly see from
 16 Karla's that there is some stucco on the side. Can you
 17 blow-up Karla's on the left, please.
 18 So you can see that the stucco on the side
 19 comes down and it is not continued down below. If you
 20 look carefully at the building it appears like the
 21 building was originally brick and maybe had been stuccoed
 22 and then stucco had been removed. I do not have any right
 23 to know on that. That is just my opinion.
 24 But it does show that buildings can be both
 25 stucco and brick and have that traditional shutters that

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1
 2 Go back to the elevations. So if you can
 3 blow those up so they are not just black walls. So in
 4 addition to removing the smear and stucco and exposing the
 5 brick, we would like to restore and paint the windows.
 6 You will notice the window on the right has
 7 a panel below it. We think maybe somewhere along the line
 8 that had an air conditioner in it. We did not put in this
 9 application to replace that window to match the others
 10 because we felt a little weird about everything being
 11 restored and then one new window so I wanted to do a
 12 little research of how I get a window made that matches
 13 the other ones on the upper floor. So for now it will
 14 remain and be painted and we will come back to you with an
 15 appropriate solution, probably a custom-made window to
 16 match.
 17 CHAIRMAN VOSS: Just for clarification, the
 18 one on the left?
 19 MR. FEY: The one with -- on the left is
 20 not original and it has a panel below it which we believe
 21 had an air conditioner in it at one time.
 22 What we have tried to do with the
 23 introduction of the lights, and we will show you what they
 24 look like, is set up a little bit of a datum that might
 25 help with kind of the up and down and establish the rhythm

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1
2 and also at night light each of the windows and doors
3 across there which we think would create a little bit of a
4 glow, not too much of a glow, just a little bit of glow.
5 We are not trying to light the whole building, we are just
6 trying to give a little light at each of the entrances.
7 And we will get to what those are intended to look like.
8 So this is the rear of the building. It is
9 the side where the point comes to and the terrace is. At
10 this point we are not prepared to come back because we
11 have to go through zoning, talk about how we might improve
12 that. The one piece we would like to improve right now --
13 could you go to the rear photo and show the wonkey (ph)
14 window, please.
15 So there is a sliding window here. It
16 doesn't line up with the head of the adjoining windows and
17 it is vinyl. We would like to turn this window into a
18 French door and have a railing so we can use the terrace
19 and not have the wonkey (ph) window. And that is what is
20 depicted on that elevation. Thank you, Matt.
21 If you can go to the next elevation where
22 they can actually see that French door. So the wonkey
23 (ph) window would be removed and that would be placed --
24 do you have the existing drawings, the wonkey (ph) window?
25 Lesson learned.

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1
2 MR. HALSEY: Just a note for an application
3 of a building this complicated and large and prominent in
4 town, I don't understand how to consider this application
5 without the basics of the application requirements. I
6 personally will not be able to consider it.
7 MR. FEY: Let me just say if you don't want
8 to improve that door and the window, nothing changed on
9 the building, not one window, not one door. It is paint
10 and removal of stucco. If that window and railing is a
11 problem, I am happy to remove it from my application.
12 That is literally the only change.
13 Next elevation, please. Nothing changed.
14 Next elevation, please. All right. So we
15 had some three dimensions here to help understand what the
16 building will look like with the window painted Iron Ore
17 and the cornice not painted but painted Iron Ore and the
18 brick exposed.
19 CHAIRMAN VOSS: Shutters removed?
20 MR. FEY: Those were plastic shutters. We
21 have not really looked into what a real shutter should or
22 would be. So the plastic shutters are no longer there.
23 No. They were literally drilled through the wall.
24 CHAIRMAN VOSS: Is there an indication of
25 hardware?

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1
2 MR. FEY: Okay. There is an indication of
3 -- go back to the photo of a hinge. The front of the
4 building please as close as possible. There is an
5 indication of a hinge on this window. I have not gotten
6 up there to check those and I am happy to come back with
7 shutters but we didn't do the research that we need to do
8 to talk about this.
9 There was no shutter dogs, nothing like
10 that. It could have been hinges that have the little
11 tension right in the hinge and nothing more.
12 CHAIRMAN VOSS: I just wonder sometime if
13 some of the original wooden features may have just
14 disappeared over time but that is why I was wondering
15 about --
16 MR. FEY: So if I take off the stucco and
17 there is a little point or piece of iron went in but right
18 now everything has been smeared over like a wedding cake.
19 And I thought we needed to do the proper investigation
20 before I come back with a recommendation of shutters and
21 hardware.
22 So again, if the French door and the
23 railing are not put in this, allow us to remove them,
24 everything else is the same. We are just showing Iron Ore
25 on the windows and Connor will have to remind me, what is

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1
2 the gray color on the siding?
3 MR. TRASK: Iron Mountain.
4 MR. FEY: Iron Mountain and Iron Ore?
5 MR. TRASK: I believe so.
6 MR. FEY: We will get that. Next.
7 CHAIRMAN VOSS: Are you intending to
8 replace the siding on this?
9 MR. FEY: No.
10 CHAIRMAN VOSS: So you're showing it
11 horizontally --
12 MR. FEY: I am sorry, not replacing the
13 siding on the one on the right, replacing the siding on
14 the one on the left. This is currently a very bad batten.
15 I want to go back to the rear photo. So we
16 thought we would take our cues from this and do everything
17 in the horizontal. I don't have a strong feeling either
18 way. That is what we were thinking would make sense.
19 MR. HALSEY: The existing windows are all
20 wood on the front?
21 MR. FEY: They are wood through and
22 through. Not clad, not vinyl. True wood single pane.
23 MR. HALSEY: The Andersen E-series only
24 come in aluminum clad exterior, correct?
25 MR. FEY: We were only proposing the

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1
 2 Andersen E-series on those two windows right here. All
 3 the rest are restored wood.
 4 CHAIRMAN VOSS: The replacements will be
 5 eight over eight?
 6 MR. FEY: Absolutely.
 7 CHAIRMAN VOSS: I just also noticed the
 8 ones up above are eight over something.
 9 MR. FEY: So there is a bit of a mismatched
 10 -- do you have a better photo of the back of the building?
 11 CHAIRMAN VOSS: I just saw the one.
 12 MR. FEY: So there are windows on the front
 13 that are two over two. I'm sorry, the side -- the alley
 14 side two over two. And there are windows in the front
 15 that are -- we blew up the front elevation. We will work
 16 our way around, so here we have eight over eight, four
 17 over four. You go to the side; two over two, two over
 18 two, two over two, two over two, two over two.
 19 We are not proposing to take any of these
 20 windows out. The only windows we are proposing to replace
 21 were the two that were in the angled portion. Those two.
 22 MS. CONNELL: Okay. How can I describe
 23 that location?
 24 MR. FEY: The second floor angled bay to
 25 the canal.

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1
 2 MS. CONNELL: Thank you.
 3 MR. HALSEY: Are you -- how are you going
 4 to resolve the --
 5 CHAIRMAN VOSS: If you can go to image
 6 eight because that is where --
 7 MR. FEY: Eight?
 8 CHAIRMAN VOSS: Page eight. Apparently
 9 your numbers are different than mine. Goes 8, 10, 9, 12.
 10 MR. HALSEY: There you go, it looks like
 11 the --
 12 CHAIRMAN VOSS: Zooming on the window --
 13 MR. HALSEY: It looks like the removal of
 14 the part actually opens up a gap between the frame and the
 15 existing brick.
 16 MR. FEY: We will be mortaring that in to
 17 match the existing, most likely a lime mortar which it
 18 would have been and work with LimeWorks to match the type
 19 of mortar, composition of the mortar and the color and
 20 will be our standard for the entire project as we repair.
 21 LimeWorks is on the Board at Doylestown
 22 HARB and prove to be extremely helpful in getting historic
 23 buildings to match what is there.
 24 MR. HALSEY: Andy and his team are great.
 25 I just think this situation could really call for a plan

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1
 2 section cut, one typical how you're refurbishing the
 3 existing windows throughout.
 4 MR. FEY: Sure. I am happy to come back
 5 and do that. We went this far and we were hit with a stop
 6 work order. Understandably. We were trying to see how it
 7 was hitting all of these things but that is as far as we
 8 were allowed to go in our investigation.
 9 But I totally understand about coming back
 10 with a window restoration plan as it meets the brick makes
 11 perfect sense. This is long-term project.
 12 CHAIRMAN VOSS: The question I have is --
 13 maybe I am mistaken, is I see brick and I see the parging
 14 around it. I don't understand how this window was put in
 15 with the parging and you're telling me that parging was
 16 not average. Can you help me understand that?
 17 MR. FEY: No, not without standing in front
 18 of the building. The windows are not the way we make
 19 windows today. They are certain size on the outside and a
 20 different size on the inside and the brick is done in
 21 three courses and they notch in and then they are bolted
 22 into the side.
 23 So I can tell you this building has moved a
 24 lot. The beams tell you that its moved a lot. The cracks
 25 tell you, the uneven floors tell you it has moved a lot.

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1
 2 I only have got that one window to look at.
 3 CHAIRMAN VOSS: I guess my concern is if
 4 the plaster is not original -- I am really concerned about
 5 that.
 6 MR. FEY: They didn't plaster brick
 7 buildings, they plastered stone buildings. This building
 8 has clearly clean joints and dressed in the area we are
 9 showing.
 10 MR. HALSEY: I do agree with that seeing
 11 this a little closer, the more I think about it, it
 12 doesn't look like they would have laid common brick, which
 13 would have been much ruttier if they were planning to
 14 plaster it originally so I do believe that the brick --
 15 MR. FEY: The plaster is actually proud in
 16 some cases from the trim and if you're through in front of
 17 the building it is very clear.
 18 MR. HALSEY: That is --
 19 MR. FEY: It got the smear coat.
 20 CHAIRMAN VOSS: I don't want it to be --
 21 MR. FEY: Some of it is thin, some of it
 22 doesn't exist at all. And I think they were just trying
 23 to hide all of the sins of all of these buildings coming
 24 together and we actually want to celebrate that.
 25 MR. HALSEY: Again this is another proposal

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1
2 where it is generally fine, it will look nice when it is
3 done.
4 But for this building in particular having
5 such a prominent location in town, its age, the quality of
6 the craftsmanship and certain areas like the brick, the
7 existing wood windows, I think we really need the
8 construction documents, level -- not a full set of CDs but
9 the typical details that -- the restoration stuff before
10 making -- this in a sense it feels a little more concept
11 review. Yes, maintain all of the existing windows and the
12 locations and restore things sounds absolutely wonderful
13 but without any ability to control that process for --
14 MR. FEY: It is called construction
15 documents, we are required to do them before we get a
16 building permit. We are here to say we want to remove all
17 of that smear and expose the brick, we want to restore the
18 windows.
19 And for me to go into construction
20 documents, I need to know that you are okay with that and
21 I need you to vote on that.
22 MR. HALSEY: For us to be okay with that I
23 need to know what the existing window looks like and what
24 the next window, which I am not --
25 MR. FEY: I don't know what you mean by the

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1
2 I have an 1860 stone house, all of my
3 windows are mortared in. They have all been restored.
4 They were brought down to bare wood, copper caps over them
5 and been painstakingly restored. And yes, there is mortar
6 between every piece of stone and every piece of wood
7 because that is how they did it.
8 MR. HALSEY: Did you ever draw a single
9 detail of that project as they were?
10 MR. FEY: It is not the historic district.
11 MR. HALSEY: Just curious if -- that would
12 be an interesting precedent to develop a detail through --
13 I don't know how to approve things that I can't review.
14 MR. FEY: I am not asking you to approve
15 that detail. I am asking you to approve removing the
16 brick and restoring the windows and saying please come
17 back with any details you want me to come back with. That
18 is what I am asking you for.
19 MR. O'BRIEN: Removing the stucco, not the
20 brick.
21 MR. FEY: Removing the stucco. I got
22 excited. Then I will know what details I need to come
23 back and explain to you how I need to solve them. It is
24 five additions, all smeared together with something I
25 can't see and I am not allowed to take it off.

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1
2 next window.
3 MR. HALSEY: How is the brick mold going to
4 close? Are you actually literally smearing the entire gap
5 between the window and the brick with lime all the way
6 around so you have brick, mold, lime?
7 MR. FEY: So let me understand what I think
8 you are asking me, don't take the brick off, tell me how
9 -- don't take the stucco off, tell me how you will solve
10 all of the problems that you are going to find. How do I
11 do that?
12 MR. HALSEY: I am looking to make a
13 reasonable assumption about the construction that exists
14 there --
15 MR. FEY: Every joint will be different and
16 I know that.
17 MR. HALSEY: So you're not proposing using
18 the existing wood trim on that window so you will
19 refurbish that wood trim and make a ruddy joint of lime
20 mortar?
21 MR. FEY: I said I would come back to you
22 and introduce all the joints between the brick and the
23 building. But my first thought is I still have to create
24 a closure and it may be a piece of trim and depends on how
25 wide it is. It may be the mortar.

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1
2 MR. O'BRIEN: So Mr. Fey, I think what you
3 are asking for is for us to permit you to remove the
4 stucco so you can actually do your investigation as to
5 what you need to repair and how you're going to repair it.
6 MR. FEY: Generically, yes. If the joints
7 were less than half an inch, I will mortar it in. If it
8 is more because either the window shifted or something
9 moved, I am happy to come back with the recommendation
10 between myself and LimeWorks.
11 MR. O'BRIEN: So this is really an
12 investigative process at this point, removing the stucco
13 to get to the brick face and to get to the condition of
14 the window as it relates to the brick.
15 MR. FEY: I can clarify that if it is less
16 than half an inch, I will mortar it in.
17 MR. O'BRIEN: I understand, but the removal
18 of the stucco has to be done prior to making that
19 determination.
20 MR. FEY: It does.
21 MR. HALSEY: So now -- I guess is the
22 application then just to remove --
23 MR. FEY: The application is to remove the
24 mortar and concrete and slur the stucco from the building
25 and restore the windows and paint them black. I also have

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1
 2 four light fixtures that I would like to show you. That
 3 is the application. I had added in there this French door
 4 and balconette (ph), which I am happy to remove and bring
 5 you more details on the existing conditions.
 6 Go to the light fixtures so we can go all
 7 the way through with the presentation.
 8 MR. HALSEY: I just want to clarify, you're
 9 not willing to draw what you have described to us?
 10 MR. FEY: I am not willing to wait three
 11 months to start this job and be told I can't take any more
 12 stucco off, that's correct. I was given a stop work order
 13 taking that four square feet off and told I had to come
 14 here and get approval to continue.
 15 MR. HALSEY: So then --
 16 MR. FEY: I originally asked to restore
 17 the stucco. I thought I would be restoring that. I was
 18 told I can do some minor repair. When we went like that
 19 and it fell off, we realized that was a really stupid
 20 idea, there is no way to restore it because it is falling
 21 -- all falling off that. The building was most likely
 22 entirely brick and that is how it was built.
 23 I am here to do exactly what my request is,
 24 remove the stucco and restore the windows, and any
 25 additional details that you all would like me to come back

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1
 2 for I appreciate and will do so.
 3 But realize that it is two months until I
 4 get back before you, 21 days working does not let me make
 5 it to the next meeting.
 6 MR. HALSEY: But despite the fact that you
 7 have not met the requirements of the --
 8 MR. FEY: I take exception to that.
 9 MR. HALSEY: I --
 10 MR. FEY: There are no changes to the
 11 elevations except for the two windows on the far side. I
 12 take exception to that.
 13 MR. HALSEY: So existing and proposed plans
 14 should be formatted for easy comparison, side by side or
 15 on sequential pages. The same for the elevations. We
 16 don't have that information. I guess --
 17 MR. FEY: So because you don't have it and
 18 you're an architect, you are not able to look at my
 19 drawings and understand our intent?
 20 MR. HALSEY: So we have requirements for
 21 what the submission is and you don't provide that, you
 22 tell us a lot of information, you tell us what you are
 23 going to do and you give us a narrative of all of the --
 24 MR. FEY: Just want to take the stucco off
 25 the existing --

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1
 2 MR. HALSEY: Why don't you apply just to
 3 take the stucco off?
 4 MR. FEY: I did.
 5 MR. HALSEY: With us?
 6 MR. FEY: My application is to remove the
 7 stucco that is there and restore the windows. I already
 8 acknowledge that I will take the railing off and I will
 9 remove the French door. There is no other components of
 10 this project right now.
 11 I have investigations to do on shutters, on
 12 the rear. I have zoning to go to. Yes, that is what I am
 13 asking for, to remove the stucco, and as Rick has already
 14 said, investigate what I need to do to come back and
 15 restore the windows. That is basically fill in the
 16 cracks, stripping the paint and painting them black.
 17 MR. HALSEY: We can acknowledge objectively
 18 that is not what this application is. This is a phase
 19 one/phase two application.
 20 MR. FEY: Phase two is removed. If you
 21 have phase two, you have the wrong application.
 22 MS. CONNELL: Tear the page out.
 23 MR. FEY: We submitted this with phase one
 24 only. Phase two was removed. We have to go zoning. It
 25 is literally -- do you have the phase -- the current one?

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1
 2 We resubmitted phase one only. I have it. I know I am
 3 not allowed to do anything with it.
 4 MR. HALSEY: I have phase one.
 5 MR. FEY: There is no phase two, that was
 6 removed from the application.
 7 And as I said, I am happy to strike the
 8 rear addition which is wood and windows and come back with
 9 additional details.
 10 CHAIRMAN VOSS: So I don't have experience
 11 with the plaster being original or not, but your
 12 experience -- and your experience suggests that what you
 13 are seeing here is that the plaster, at least in this one
 14 location, is not original?
 15 MR. HALSEY: Yes. Yeah.
 16 CHAIRMAN VOSS: This one location we
 17 believe it is, do you believe it spans the initial
 18 building and the -- what you are hoping is sort of the
 19 second building?
 20 MR. FEY: I believe it spans all three
 21 buildings and I believe when I take this off we will see
 22 very clear joint lines.
 23 CHAIRMAN VOSS: Should there be a joint in
 24 this picture or -- that is what I wanted to know, should
 25 we be expecting to see one more here or is it possible it

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1
 2 is hidden? Based on this location I thought that this
 3 location, if I understood your narrative before, I thought
 4 this location --
 5 MR. FEY: Actually I have worked on
 6 buildings where they re-bricked the front so they would
 7 look unified. I don't have -- all I have is smear.
 8 CHAIRMAN VOSS: I guess the reason I am
 9 asking is if we were to learn that the plaster in any
 10 portion of the building is actually original, perhaps the
 11 original left-hand component of the building, is there a
 12 way we can learn that it is and upon learning, say that
 13 that portion of the structure must be re-plastered?
 14 MR. FEY: If I understand the question, if
 15 you zoom out and go to the area behind the shutters, the
 16 plastic shutters were taken off.
 17 So you can see there all we did is take the
 18 shutters off and there were large areas of brick that
 19 didn't get whatever the next smear was because it was --
 20 the green all the way around the building there are areas
 21 like here, you can back out so it is not so pixillated.
 22 This just never even got stucco.
 23 CHAIRMAN VOSS: If we were to learn that
 24 the front section from that door, the pink door, that you
 25 see on the lower right --

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1
 2 MR. FEY: That is here.
 3 CHAIRMAN VOSS: This --
 4 MR. FEY: This is the day we bought it and
 5 this is we were going to do a little investigation here
 6 and it fell off and we were told to stop. This spot right
 7 here.
 8 CHAIRMAN VOSS: I got it twisted. The
 9 bottom left and bottom right are street facing side?
 10 MR. FEY: Yes.
 11 CHAIRMAN VOSS: But all of the things are
 12 pointing to are what you are believing is the secondary
 13 construction so it is possible the secondary construction
 14 was built intending to show brick, whereas the original
 15 initial construction was not intended to show brick, and
 16 in fact, maybe the more brick that would have been hidden
 17 by plaster.
 18 And so my question is can we have a
 19 safeguard in place that says if we learn that any portion
 20 of this building was originally intended to be plaster
 21 over brick, then that portion of the building will remain
 22 plaster over brick and you expose the parts that are
 23 intended to be brick?
 24 MR. FEY: Sure. And typically that would
 25 be when you are using a lesser quality brick --

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1
 2 CHAIRMAN VOSS: Right.
 3 MR. FEY: And it is pretty obvious when you
 4 have a lesser quality brick the brick doesn't match and
 5 it is not as hard on the face.
 6 CHAIRMAN VOSS: The reason I am asking it
 7 because I liked your idea saying -- again assuming it was
 8 all brick originally and that they plastered it to hide
 9 the imperfections as it changed from one construction
 10 period to another. If that is the case, I love the idea
 11 that you are saying re-expose it and tell the story.
 12 But at the same time, if the story is that
 13 the original structure was plastered from day one or day
 14 two, I would like that story to be told as well, which is
 15 the plaster goes back up.
 16 Is that a reasonable request?
 17 MR. FEY: It is.
 18 CHAIRMAN VOSS: And we would know fairly
 19 quickly once you have removed --
 20 MR. FEY: We will probably have to take the
 21 plaster off and put it back up. To plaster over that mess
 22 is still just going to disengage and fall off.
 23 CHAIRMAN VOSS: I think to me that is the
 24 one safeguard. I want to have something like that in
 25 place.

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1
 2 MR. FEY: Understood.
 3 CHAIRMAN VOSS: My biggest concern of
 4 course is that we are losing the plaster if it would have
 5 been original, that it only is falling off because of the
 6 proximity of the canal wicking up from the ground.
 7 I get it, it is not happy plaster but I
 8 just want to know whether it is -- any portion of it would
 9 have been original.
 10 MR. FEY: Fair enough.
 11 CHAIRMAN VOSS: I think the rest as far as
 12 restoration of the windows, the wood restoration is safe.
 13 It is just a matter of seating those windows once the
 14 surrounding plaster -- you're going to have to reseal
 15 them.
 16 MR. FEY: I know that. Certainly can ask
 17 the mason to start with the windows and remove. I would
 18 love it if I can come back in a month, not two months, so
 19 I don't know if there is a mechanism for me to answer your
 20 questions in a timely manner but I am asking the question.
 21 MS. CONNELL: Actually the time that has
 22 been requested, the 21 days, is very necessary because
 23 things are being submitted and totally incomplete. These
 24 items have to be put together piecemeal before the Council
 25 meeting so you will have to work the Borough schedule.

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1
2 MR. FEY: Okay. Understand.
3 MS. CONNELL: There is three months --
4 MR. FEY: It will be three months.
5 MS. CONNELL: We have to treat everybody
6 equally.
7 MR. HALSEY: JoAnn, do we need to update
8 the permit application from what it says, the 15 business
9 days then or --
10 MS. CONNELL: This change -- that is the
11 only change that occurred this time, was its been extended
12 to 21. That came in the day of the deadline. In fact,
13 all five of them came in the day of the deadline.
14 MR. FEY: So the scenario would be that
15 hopefully we are given permission to remove and -- remove
16 and investigate. And let's say that takes three or four
17 weeks, I would make a submission and I would be back in
18 three months from today.
19 MR. HALSEY: JoAnn, it is now not
20 15 business days, it is 21 business days?
21 MS. CONNELL: It is 21. That was the last
22 application that could be submitted for 15 days.
23 MR. FEY: Means it is the day before the
24 next HARB Meeting, even if I went home tonight and
25 submitted it tomorrow morning, I wouldn't be able to make

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1
2 don't want some guy with a chisel knife trying to get the
3 paint off.
4 MR. O'BRIEN: Do you think the frame of
5 that window can actually be saved?
6 MR. FEY: Frames really -- it is old growth
7 hardwood, it is really nice. Yes.
8 MR. HALSEY: You are though not going to --
9 the door that has been trimmed in within the masonry
10 opening, the bottom left picture, door on the right, that
11 is going to become, based on the elevations, that is not a
12 restored door or is that a restored door?
13 MR. FEY: We would like to -- these are
14 like garage doors, these are like metal doors. They are
15 not original. This is the only original door left, it is
16 a wood door and it is interestingly a four light door.
17 These are typically what people would put in their
18 garages.
19 So we had proposed to put in a multi --
20 full length glass door in each of these. I don't have any
21 photos that take me back farther than these.
22 MR. HALSEY: Again, I guess we are just
23 going to motion to do whatever now. But again an
24 elevation of the front pointing things of note and a quick
25 plan section through a door or window identifying what the

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1
2 the next HARB meeting, much less do some more
3 investigation. So it will be three months before I am
4 back.
5 MS. CONNELL: Like I said, there is 25
6 other architects out there and we can't accommodate
7 everybody. We have to be fair.
8 CHAIRMAN VOSS: We don't need to do that
9 now.
10 So I would be comfortable with a motion to
11 allow you to remove plaster with the intent of replacing
12 any plaster that is found to have been original.
13 MR. FEY: I understand that.
14 CHAIRMAN VOSS: And that the wooden windows
15 be restored in place. I am not sure, maybe --
16 MR. FEY: We would want to take the sashes
17 out and they can put them in a steam which lifts the paint
18 right off. So most likely the sashes will go into a -- I
19 don't know if you have seen it, it is a little sleeve and
20 there is steam at the bottom and then the paint comes off
21 and it is much better for the window.
22 CHAIRMAN VOSS: Once you removed the
23 plaster it will be easy to take the window out anyway.
24 MR. FEY: Not the frame, just the sash.
25 That is the part where the wood is really thin and you

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1
2 typical construction is and what it will look like
3 afterwards with the brick removed and how the trim will
4 relate to the existing brick face.
5 That is the type of stuff that we don't
6 even have to talk about anymore because we can say
7 perfect. Great. Looks good. I understand exactly what
8 is going on. I understand the scope of the project and I
9 am -- we didn't even have to spend a minute talking about
10 it. I would have come in here and said guys, this looks
11 wonderful. We clearly understand the construction of the
12 wall. We totally get what he's doing. It is a
13 restoration project. End of story.
14 That is what I am trying to get to is that
15 level of clarity would allow us not to kind of fumble and
16 mumble around about what might be happening and what is
17 kind of okay and what is exactly what you are trying to do
18 with the describing details of that. That is all I want
19 to see to be able to move through these along. Go.
20 This building needs a ton of help. Like I
21 think this is a noble pursuit to bring this building back
22 to life and do something interesting with it.
23 I can't in good faith keep passing packets
24 that don't have any information in them with our
25 recommendation on them to Borough Council. That is what I

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1 am struggling with right now.
 2 MR. FEY: So every historic building window
 3 that has come before this Board that somebody said
 4 restore, they have done a wall section to an existing
 5 window when all they want to do is take the paint off and
 6 repaint it? I am not sure what you are asking me to do.
 7 MR. HALSEY: For every window I have
 8 restored in a historic district throughout my entire
 9 career I have always drawn a plan or wall section of that
 10 window of the existing and the proposed.
 11 MR. FEY: There is no proposed, it is just
 12 painting. I am not taking and proposing anything.
 13 MR. HALSEY: You are changing the
 14 relationship between the trim and the brick.
 15 MR. FEY: For the sixth time I said I am
 16 happy to come back and discuss that with you but I am not
 17 going to do sections for an existing window that I am
 18 repainting. That is disingenuous to ask me to do that.
 19 MR. HALSEY: You're removing a layer of
 20 cementitious material that changes the relationship
 21 between the window and the existing building. It can be a
 22 -- I just want to be --
 23 MR. FEY: Again, I said I would come back
 24 and give you that detail later.
 25

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1 CHAIRMAN VOSS: So if we just specifically
 2 -- I don't know how to -- but specifically restrict all
 3 portions of your application except for the removal of the
 4 plaster with a potential of replacing it should we find
 5 that it is original and I don't know -- then we can -- if
 6 we were to add half inch --
 7 MR. FEY: I will mortar in anything below a
 8 half inch.
 9 CHAIRMAN VOSS: I think if we narrow it to
 10 that, do not allow you to replace any windows, not allowed
 11 to replace any doors, not allowed to add any features, so
 12 we just narrow the scope of the project to those --
 13 MR. FEY: And we need to come back for the
 14 front doors and any details.
 15 CHAIRMAN VOSS: I am proposing repainting
 16 it. At this point I am narrowing it as tight as we can so
 17 we can get to the project.
 18 MR. FEY: Yep.
 19 CHAIRMAN VOSS: So I would be happy to
 20 support that. I guess the only exception is if people are
 21 satisfied, I don't see any reason we couldn't allow it to
 22 be repainted in black -- --
 23 MR. FEY: Iron Ore.
 24 CHAIRMAN VOSS: -- whether you left plaster
 25

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1 MR. HALSEY: That is what Ralph Fey is
 2 doing. He is doing what he drew on this piece of paper.
 3 That is what he's doing and that is what we are
 4 supporting. That is what I want to be able to do. Not
 5 that this is some crazy endeavor you're taking on, I want
 6 to be able to point to a piece of paper in this
 7 application and say we recommended for approval this.
 8 MR. FEY: Any joint that is less than a
 9 half inch will be mortared in. Anything larger I will
 10 come back to you and get your permission for.
 11 MR. HALSEY: If that was just on a piece of
 12 paper that we had, we wouldn't have to talk about this and
 13 we can pass that on immediately. I know this one window
 14 issue seems incredibly minor. You're restoring the
 15 window. That is great.
 16 But we talked about this now for a while
 17 and people have had questions when this all could have
 18 been easily handled with one single jamb --
 19 MR. FEY: It can still be with a note as
 20 you have done on several other projects.
 21 MR. HALSEY: Yes. That is fine. I just
 22 want to see --
 23 MR. FEY: If it is more than a half inch I
 24 will come back before I do anything else.
 25

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1 or not, I don't see how that would be a concern of ours.
 2 So if we want to allow for that left over
 3 from your proposal, then I am happy with that. But I
 4 really do -- no new lamps put on yet. Nothing added, just
 5 narrow it specifically to plaster and corrective -- I will
 6 call it corrective painting of -- if that means you take
 7 them out to strip the old paint, I am happy with that.
 8 But I think corrective painting of the windows, no new
 9 features at all. No removed features anywhere.
 10 Does that limit it enough? Essentially we
 11 are saying that nothing else in the project we will pay
 12 attention to. And then of course as you find things like
 13 -- then you report back to us. You will be able to say we
 14 found hardware so know that we have externally mounted
 15 shutters as compared to wood-mounted shutters. You will
 16 be able to tell all of that.
 17 MR. FEY: Agreed.
 18 CHAIRMAN VOSS: Does that sound --
 19 MR. O'BRIEN: Again, I don't want the
 20 application to go too far afield past the investigation of
 21 the building.
 22 CHAIRMAN VOSS: Exactly. I want him to
 23 investigate and I know the windows are not going to be
 24 stable so if -- whatever you need to shore up that.
 25

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1
2 MR. FEY: Right now they are painted shut.
3 CHAIRMAN VOSS: So they are secure from the
4 inside.
5 MR. FEY: They are painted.
6 CHAIRMAN VOSS: Narrow it only to plaster.
7 MR. FEY: So you don't want me to restore
8 the windows now either?
9 CHAIRMAN VOSS: No.
10 MR. O'BRIEN: The windows need to be
11 restored. Okay. Again, I don't want the application to
12 get far afield that the project is done without you coming
13 back for details that Justin would like to see.
14 Okay. I think removing the existing
15 concrete covering over the existing brick facade, if at
16 any time it is determined that the concrete covering is
17 original, the concrete covering will remain and/or be
18 replaced.
19 And that is a condition I think we can all
20 agree on. Correct?
21 CHAIRMAN VOSS: I am.
22 MR. HALSEY: I will respond to the motion
23 whenever it is.
24 MR. O'BRIEN: Okay. The windows, I would
25 like you to begin the process of restoring those windows.

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1
2 is the original window, the existing window being
3 restored, not a replicate in kind.
4 CHAIRMAN VOSS: We are not approving
5 anything -- nothing other than restoration of the windows.
6 MS. CONNELL: Okay. Thank you.
7 CHAIRMAN VOSS: I just -- I don't know if I
8 am speaking for others, I will speak for myself. I will
9 speak that the overriding concern is we felt like this
10 proposal is going too far with too little support in the
11 places where it moves beyond basic exploration and basic
12 corrective actions.
13 I think that is just -- why we are -- we
14 wanted to address this but I do think we have narrowed it
15 enough. It would have been nice to come in with this
16 floor one, come in with what the problem is and start
17 working on it.
18 But I am happy with that -- those two
19 things -- this proposal being choppy significantly to
20 include only those two items.
21 And I will at this point -- I think we just
22 open up for any public?
23 I am really excited about the long-term
24 possibilities. I think we -- you're here, we want to see
25 a lot more detail when that comes before us next.

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1
2 Okay. So that we can get to the point where we are
3 stabilizing those openings and getting those windows
4 restored. They are my feelings.
5 All other aspects of the application; the
6 lights, the doors, the angle bay portion of it and
7 replacing those windows, the balcony that is proposed on
8 the third floor again we -- I don't think we have enough
9 information for that. I don't know what the structure is
10 that you want to put that balcony on, if it can support
11 it. Those are the --
12 MR. FEY: Is that the --
13 MR. O'BRIEN: That is not a HARB issue.
14 MR. FEY: I think you insult me by assuming
15 that we won't do appropriate construction documents.
16 MR. O'BRIEN: No.
17 MR. FEY: I don't think that we would do
18 that. It is my own building.
19 MR. O'BRIEN: I understand but I think the
20 removal of the stucco and the restoration of the windows I
21 can support at this time.
22 MS. CONNELL: Rich, does the restoration of
23 the windows include in kind or --
24 MR. FEY: No.
25 MR. O'BRIEN: The restoration of the window

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1
2 Anyone want to make a motion? Sounds like
3 you almost had it.
4 MR. O'BRIEN: Sure. I would like to make a
5 motion in regard to the application of 17-19 West Mechanic
6 Street, dated 8-14-2023 with the following conditions:
7 The application will be limited to the
8 removal of the existing concrete covering over the
9 existing brick facade. If at any time it is determined
10 that the concrete covering is original to the structure,
11 the concrete covering will remain and/or be replaced.
12 The existing windows are to be restored in
13 place within the existing openings.
14 All other aspects of the application are
15 not recommended for approval.
16 MR. WILLIAMS: I second.
17 CHAIRMAN VOSS: Any further discussion?
18 All right. All those in favor?
19 MR. WILLIAMS: Aye.
20 MR. O'BRIEN: Aye.
21 CHAIRMAN VOSS: Aye.
22 Opposed? Any abstain?
23 MR. HALSEY: Abstained.
24 CHAIRMAN VOSS: That is it.
25 MR. FEY: I know I will be back multiple

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1 times. Thank you for the chance.
 2 MS. CONNELL: Is that on all four sides?
 3 MR. O'BRIEN: The entire structure.
 4 MS. CONNELL: Thank you.
 5 MS. STAGNITTO: Lori Stagnitto.
 6 Again, I wanted to say thank you for your
 7 patience and your problem solving. We are going on three
 8 and a half hours. As a citizen I wanted to participate.
 9 But we probably could have been out of here an hour ago if
 10 Mr. Fey had come with the proper materials and documents.
 11 He has been doing this for many years. He
 12 knows what he has to do and it took up a lot of time
 13 tonight that wasn't necessary if he had just brought up
 14 the documents and provided the right materials. I just
 15 wanted to say that. Thank you.
 16 And I thank you that you have to -- when an
 17 application -- when you receive an application and if it
 18 is not -- didn't meet all of the requirements, it needs to
 19 be thrown out and that person needs to resubmit it
 20 properly.
 21 This was a long night. But again, kudos
 22 for your patience and acknowledging your questions.
 23 CHAIRMAN VOSS: Thank you.
 24 We have three agent reviews.
 25

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1 MR. O'BRIEN: So moved.
 2 CHAIRMAN VOSS: All those in favor?
 3 MR. HALSEY: Aye.
 4 MR. WILLIAMS: Aye.
 5 MR. O'BRIEN: Aye.
 6 CHAIRMAN VOSS: Aye. Unanimous.
 7 Adjourned.
 8 - - -
 9 (The proceedings were concluded.)
 10 - - -
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1 Rich, did you do all of them?
 2 MR. O'BRIEN: I did.
 3 CHAIRMAN VOSS: If you can just read the
 4 name of the locations and indicate approval.
 5 MR. O'BRIEN: Sign application for 127A
 6 South Main Street. That is for the Nosh Homemade
 7 Empanadas. That is recommended for approval.
 8 15 West Ferry Street is a sign application
 9 in which -- for CBD Timme and the wording is changed on
 10 the previously approved sign. The colors are also changed
 11 on the sign but the sign style and size has not changed.
 12 That is recommended for approval also.
 13 And lastly, a sign application for 26 South
 14 Main Street. That is for Rivertown Naturals and that is a
 15 change in the wording of a previously approved sign to
 16 identify the new store that they have in St. Thomas U.S.
 17 Virgin Islands. That is also recommended for approval.
 18 CHAIRMAN VOSS: Thank you.
 19 Did we have any concerns or questions about
 20 the August minutes?
 21 MR. HALSEY: No.
 22 CHAIRMAN VOSS: Okay. All right. All
 23 those in favor of approving the August minutes as
 24 submitted?
 25

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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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