

HISTORICAL ARCHITECTURAL REVIEW BOARD

NEW HOPE BOROUGH

BUCKS COUNTY, PENNSYLVANIA

- - -

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

- - -

WEDNESDAY, JANUARY 4, 2023  
COMMENCING AT 6:31 P.M.

- - -

BOARD MEMBERS PRESENT:

KEITH VOSS, Chairman  
RICHARD O'BRIEN - BUILDING INSPECTOR  
JUSTIN HALSEY  
JOHN WILLIAMS

- - -

ALSO PRESENT:

MARK LABRUM, ESQ., Borough Solicitor  
JoANN CONNELL, HARB Administrator

- - -

EDWARD T. MCKENNA  
OFFICIAL COURT REPORTER  
267-902-2970

1  
2                   **CHAIRMAN VOSS:** This is the January 4th  
3 meeting of the New Hope HARB.

4                   I'd first like to welcome our new  
5 member, John Williams, and I'd like to introduce  
6 myself. I'm the Chair of HARB, the liaison from the  
7 Planning Commission.

8                   **MR. HALSEY:** I'm Justin Halsey, resident  
9 and a licensed architect.

10                  **MR. O'BRIEN:** Rich O'Brien with Keystone  
11 Municipal Service. We serve as building inspector for  
12 the community.

13                  **MR. WILLIAMS:** John Williams, new member  
14 here of the Board.

15                  **CHAIRMAN VOSS:** Our next application is  
16 a formal review for 182 South Main Street.

17                  **MR. COHEN:** Bruce, do you want to just  
18 come up here so you're closer?

19                  Hi. My name is Paul Cohen, an attorney  
20 with Curtin & Heefner, representing the applicants,  
21 Bruce and Natalie Lotier. This is with regard to, as  
22 you mentioned, 182 South Main Street.

23                  I wanted to give a little bit of context  
24 for this application and understanding of where we are.  
25 This project relates to a Certificate of

1  
2 Appropriateness that was granted several years back.

3 The applicants came in with a number of  
4 different proposals, renderings, received feedback from  
5 HARB, came back to HARB, ultimately were granted relief  
6 in the form of a Certificate of Appropriateness for the  
7 construction of a new building at 182 South Main  
8 Street.

9 They then proceeded with the  
10 construction, applying for and obtaining all of the  
11 permits all the way, having all inspections completed.  
12 It was not until after construction was essentially  
13 complete that they became aware of issues, essentially,  
14 in the form of variations between what was built and  
15 what was reflected in the renderings that were  
16 presented at the time of the original HARB approval.

17 Ultimately, in September of 2021, they  
18 received a violation notice relating to a hot tub that  
19 was installed, again, with permits on the roof of the  
20 property.

21 They did appear before HARB in, I  
22 believe, October of that year with some plans. HARB  
23 had some input, some changes. They did make those  
24 changes.

25 Specifically, they were requested to

1  
2 create more of a screening, so that the hot tub would  
3 not be visible from the right-of-way, and, also, to  
4 change the cover for the hot tub from a mechanical  
5 cover that peeped out above that screening to just a  
6 manual cover.

7 Those changes were agreed upon. They  
8 then went to Borough Council. Borough Council asked  
9 them to come back with revised renderings, and,  
10 ultimately, a new violation notice was issued.

11 So we have spent the last -- pretty much  
12 the better part of the last year working with the  
13 zoning officer in addressing some zoning concerns. A  
14 HARB application was initially submitted back, I  
15 believe, in March.

16 Some new concerns were raised, so we  
17 have been going back and forth trying to address this,  
18 and we believe that what we have -- we most recently  
19 met with the zoning officer on-site back in November, I  
20 believe, to address lighting concerns. She confirmed  
21 that we were compliant with zoning from that  
22 perspective, and approved this to come forward to you  
23 today.

24 So what we're trying to do is get  
25 approved, a review, get approval for the building, as

1 built. There are variations, we recognize, from  
2 several of the renderings that were prepared and  
3 presented to the Board when the Certificate of  
4 Appropriateness was granted, and we want to go through  
5 that.

6  
7 Some of them were raised in the  
8 violation notice that was issued by the zoning officer.  
9 Some of them were raised subsequent to that by the  
10 zoning officer, and, frankly, some of them never came  
11 up, but in reviewing the property, we realized that  
12 there were other changes along the way, many changes  
13 because of construction issues on-site. And like I  
14 said, our hope here is to simply get what's presented,  
15 what's been constructed approved.

16 The packet that we have submitted  
17 contains a number of photographs of the properties.  
18 You can see from all angles what's there, and how this  
19 project has been completed.

20 In an effort to try to move through -- I  
21 know you guys have a lot on your agenda for this  
22 evening, so I don't want to keep you too long. I  
23 thought what I would do is kind of run through what I  
24 believe are the points, and what we're looking for  
25 approval of, and I will try to point out those items in

1  
2 the packet, as we run through it, so if that works for  
3 you.

4 And, of course, any questions, the  
5 owners of the property, Bruce and Natalie Lotier are  
6 here with me this evening, as well as Chris Probert,  
7 who is the contractor on the project. So depending on  
8 the nature of any questions, they should be able to  
9 answer those for you.

10 Starting, again, I mentioned the hot tub  
11 on the roof. That is -- let me find that. So if you  
12 look at Slide 12 in the packet that was presented, this  
13 shows both the slatted fencing that blocks the view of  
14 that hot tub from the right-of-way, and also the  
15 changed cover, which is below the top of that fence,  
16 and would not be visible from the right-of-way. So we  
17 have addressed those comments that we originally  
18 obtained from HARB back in October of '21.

19 Running back through the slides, we're  
20 trying to go in order. There were two posts added.

21 **CHAIRMAN VOSS:** Can you clarify --

22 **MR. COHEN:** Go ahead.

23 **CHAIRMAN VOSS:** -- the material that was  
24 used for the screening of the hot tub?

25 **MR. COHEN:** Chris.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. PROBERT:** Chris Probert. It's a Boral siding product consistent with the house and just painted.

**MS. CONNELL:** Painted black, did you say?

**MR. PROBERT:** Painted brown.

**MS. CONNELL:** Thank you.

**CHAIRMAN VOSS:** Okay.

**MR. O'BRIEN:** And that color is consistent with the siding of the house, right?

**MR. PROBERT:** Correct, same color as the siding of the house.

**MR. O'BRIEN:** Thank you.

**MR. COHEN:** So Slide 3 shows two posts that were installed at the foot of the driveway. These posts were installed, essentially, as functional items, both for the street address, as well as for protecting the wall and providing some cushioning there.

Initial concern was raised because the posts were originally taller. The notice came before they were cut down. There was a suspicion that they might be light posts. They are not light posts. Those are reflected on Slide 3.

Slide 4 shows an additional window on

1  
2 the south end of the property. You can see the limited  
3 visibility of the window from the right-of-way, where  
4 this picture is taken.

5 Originally, if you actually look on  
6 Slide 5, this shows the added window from a better,  
7 more visible angle. It is consistent in size with the  
8 other windows on that side of the property and fills in  
9 that space.

10 Slide 6 shows the chimney cap and fire  
11 arrestor on top of the chimney. The chimney was part  
12 of the original plan, and was part of the renderings.  
13 The chimney cap was not shown on those renderings, but  
14 is a required piece on that fireplace or on that  
15 chimney rather, code requirements.

16 I believe there is an option for black,  
17 you said, I think. It could be painted black, I would  
18 assume, but the thought is that, in its current color,  
19 it's at least visible and consistent with other  
20 buildings in the downtown area. In the central  
21 commercial district, I believe the Logan Inn has a  
22 similar chimney cap arrestor on top of the fireplace  
23 there.

24 **CHAIRMAN VOSS:** Can you describe the  
25 cap, just because I can't -- I thought we had a copy of



1  
2 it somewhere. I couldn't find it. What's --

3 **MR. PROBERT:** It is a stainless steel  
4 cap. It's basically just a solid stainless steel cap  
5 on top, and the sides are just almost like a whole wire  
6 stainless mesh.

7 The idea is that they're mechanical  
8 devices on the roof of the fireplace. It not only  
9 exhausts, you know, what's been combusted inside, but  
10 this will bring in outside air. So this has an intake  
11 and an outtake feature to it.

12 If they were to be encased in snow or  
13 ice or something like that, you would turn it on and  
14 not get the air. So it is a requirement to have that  
15 on top, to protect those mechanical devices from, you  
16 know, becoming basically encased in the event of  
17 weather.

18 **CHAIRMAN VOSS:** Is that the color of  
19 the -- because I'm looking at it, and I'm looking at,  
20 for example, what appears to be trim elements on the  
21 stone, on the far left side of the house, I guess the  
22 north side, and other trim elements. Just, you know,  
23 they seem highlighted in a light steel looking color.

24 **MR. PROBERT:** We had the option for  
25 stainless or powder coated black. Admittedly, you

1 know, the railings that are on the house, you know, are  
2 all stainless cable. So we opted for the stainless.

3 We have black on the windows, black on  
4 the rails. So those were two options. We thought this  
5 was probably the least conspicuous from a distance,  
6 rather than something black, as well as, you know --  
7 that's a good point Bruce made.

8 You know, a lot of our front air vent  
9 capping and whatnot on the front of the house and trims  
10 on top of parapet walls, those were all done in a  
11 stainless color, light coated copper as well.

12 **CHAIRMAN VOSS:** So this color is a match  
13 with --

14 **MR. PROBERT:** Yes, there are finishes on  
15 the house similar.

16 **MR. COHEN:** And it's not an overhead,  
17 but Slide 5, which we refer to, shows the windows,  
18 shows a side angle. You can get another view of that  
19 cap.

20 **CHAIRMAN VOSS:** I'm hoping you're not  
21 coming back again and again, but one thing I would like  
22 to suggest, from my previous experience with photos  
23 that you take, they're not always the best views.

24 For example, the side window you're

1 showing in Slide 5 is actually a little more clear, as  
2 far as dimension and positioning in Slide 6, and  
3 Slide 5 could have been, if you had just taken one step  
4 to the right, so the tree branch was not in the way.  
5 Just it's something that the photos support. It's just  
6 it's not as good as I would have hoped to have.

7  
8 **MR. COHEN:** Okay. I agree with you in  
9 hopes that we are not returning, but if we do, we'll  
10 certainly endeavor to provider clearer photos.

11 Okay. I think that was Slide 6, where I  
12 left off. Slide 7, this is just showing a view coming  
13 down from Riverwoods. This was specifically requested  
14 by the one of the members of Council to get an idea of  
15 the view of the property from that angle. Slide 8  
16 shows front views from New Street.

17 **CHAIRMAN VOSS:** I'll tell you,  
18 Slide 7 --

19 **MR. COHEN:** Yes.

20 **CHAIRMAN VOSS:** -- is an example of what  
21 I was talking about. I mean, if I had requested a view  
22 from the sidewalk looking down from Riverwoods, I would  
23 have taken it 50 paces forward of where you did. I'm  
24 just --

25 **MR. COHEN:** I don't know if it was

1  
2 visible from there, because as you go down the hill,  
3 the top of the --

4 **MR. LOTIER:** It's blocked by a fence.

5 **MR. COHEN:** Okay. But we'll take note  
6 of that.

7 Slide 9, 10 and 11 show angles from the  
8 river. I want to go back to the list of items, just  
9 while we're here.

10 With regard to the window on the south  
11 wall -- so I guess we should go back to Slide 6. Nope,  
12 my apologies, Slide 5. To the right of the window  
13 that's circled is a double, a two-pane window. That  
14 appeared in the plans as a single-pane window.

15 I will say that there were plans going  
16 back and forth at that time that showed it as it is,  
17 but on review, from what we can make of the plans that  
18 were presented to HARB and Borough Council, it was a  
19 single window, which, frankly, didn't make a whole lot  
20 of sense.

21 It didn't provide any symmetry. It was  
22 sort of oddly fit above the double window below it. So  
23 that is a second note that was made by the zoning  
24 officer with regard to the windows on the south wall.

25 **MR. O'BRIEN:** And that is what's

1 depicted on Slide 15, correct?

2 **MR. COHEN:** Correct. Yes, it is. Thank  
3 you.  
4

5 Looking at the front of the building --  
6 and I'm going to go back to Slide 3. One of the items  
7 that was raised is a wall along the southern side of  
8 the driveway. The entire driveway, both in the  
9 southern side -- I wouldn't say the entire driveway.

10 Both the southern side and the northern  
11 side of the driveways are encased with a concrete wall.  
12 The original plans that were presented, the original  
13 rough renderings of the property did show a picket  
14 fence around the driveway.

15 The fact is that both the southern side  
16 and the northern side of the driveway is eight -- is  
17 elevated about seven or eight feet, and would present a  
18 hazard to any vehicles in the driveway from a drop.

19 So the concrete wall was required to  
20 ensure that no cars or individuals would be flying over  
21 that wall. Again, I think what was presented initially  
22 was intended more to show a building, as a whole. It  
23 wasn't merely focusing on the particulars of the wall,  
24 but that is a variation from what was originally  
25 presented to HARB.

1  
2 I'm happy to -- I think the picture  
3 shows it, but my client and Mr. Probert can give you a  
4 little bit more information, if you wish, about the  
5 construction of that wall, the color design.

6 I will note that in that wall there are  
7 lights, downward facing lights that can be seen on  
8 Slide 25. They provide a very subtle safety lighting  
9 to that driveway area, so that a larger, higher  
10 elevated light would not be provided. So it does allow  
11 for the driveway to be lit in a safe manner, without  
12 having to rely on one large floodlight or other type of  
13 lighting shining onto the driveway.

14 **CHAIRMAN VOSS:** So just --

15 **MR. COHEN:** Yes.

16 **CHAIRMAN VOSS:** -- I was looking for  
17 clarity. So, essentially, the existence of a sturdy  
18 wall is mandated, just by code is what you are telling  
19 me, Chris, which makes sense?

20 **MR. PROBERT:** Yeah. You know, I mean,  
21 in -- I don't know -- actually, this fellow here, you  
22 know, just spoke about it, probably knows better than I  
23 do, but I do know that there, obviously, needs to be  
24 something up there that's adequate to, you know, to  
25 sustain a reasonable vehicular impact or something from

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

the height that it's at.

So what was built there was, admittedly, consistent with the plans that are on file with the township, and all the work that was provided by the structural engineer.

It's just at the time that the renderings were presented to HARB early on, I don't know that that design work was completed, and to Paul's point, I don't know that those renderings were really focusing on the particulars of that. With that said, you know, what was built was required by the engineer for the project.

**MR. O'BRIEN:** And that's just a CMU wall with stucco finish?

**MR. PROBERT:** So the whole deck is a structural concrete deck, and, basically, what they had us do was they have reinforced concrete walls up there, which are doveled and then J-hooked down into the actual deck itself, just to prevent, if there was an impact, they don't have the ability to actually fall off the decks. They're J-hooked into the reinforced parking deck.

**MR. O'BRIEN:** All right.

**CHAIRMAN VOSS:** Thank you. So the

1  
2 reason I was asking is just I'm looking at what  
3 flexibility we, as HARB, have in the design of this  
4 wall. You know, you said it was originally offered as  
5 a picket fence.

6 **MR. COHEN:** I believe that's what was  
7 depicted on the plans.

8 **CHAIRMAN VOSS:** But I'm just wondering,  
9 for example, if we were to prefer that style, is it  
10 possible to produce that, and offer a level of safety,  
11 using a design that was closer to what was approved?

12 **MR. COHEN:** I don't believe that  
13 anything of that nature, a thin wooden fence provides  
14 that measure of safety, other than, you know --

15 **CHAIRMAN VOSS:** Well, I'm not suggesting  
16 wood at this point. I'm just stuck on looking for a  
17 style approved -- I'm looking for what flexibility we  
18 have.

19 **MR. PROBERT:** I don't think there's a  
20 tremendous amount of flexibility. With that said, I  
21 don't want to say that there's not something out there  
22 in existence, but I know that having been on many  
23 parking decks that I've been on in the past, I don't  
24 recall seeing any kind of, you know, a slatted type of  
25 fence or a safety mechanism on it versus, you know,



1 something that's a solid piece of concrete.

2  
3 Again, you're not dealing with -- you  
4 know, this is a several-thousand-pound vehicle  
5 potentially rolling into this. I mean, I think that  
6 that's why the engineer likely chose what they did,  
7 because they thought that that's what's going to be  
8 required for what, you know, a potential incident could  
9 entail.

10 **CHAIRMAN VOSS:** Well, I have seen -- the  
11 reason I was asking is, I have seen this design with  
12 a -- I don't think I'd call it a stockade fence quite,  
13 but I believe it was on a parking garage, and the -- I  
14 don't know what was on the other side, but they faced  
15 it so that it had a softer look to it, and it was  
16 actually wood. So I know that wasn't there for the  
17 physical support. I'm just, again, looking at what  
18 flexibility we have here.

19 **MR. PROBERT:** You know, if there was  
20 some kind of additional aesthetic component, that,  
21 obviously, I can't necessarily speak on. I'm just  
22 really focusing on, I think, what was required for the  
23 safety of it.

24 **MR. COHEN:** And, again, as mentioned,  
25 all of these components, including the wall, were built

1 with permits issued, so, and I only say that, because I  
2 do want to make clear that the applicants, you know,  
3 were never trying -- none of these features were snuck  
4 in without permits. They weren't trying to get away  
5 it. Their understanding was it was compliant at the  
6 time with what was approved.  
7

8 Obviously, at this point, I would think  
9 it would be appropriate to consider the potential  
10 significant cost of undoing what was previously  
11 permitted.

12 Next item I'll mention is the railing  
13 along the deck. So this is depicted on Slide 16 -- my  
14 apologies -- and is referring to the railing on the  
15 roof deck. I think Slide 17 also covers that.

16 The zoning officer in the violation  
17 notice indicated that the railing was originally to be  
18 positioned, I believe, 15 or 16 inches from the edge of  
19 the roof. I could not find that in those plans, but as  
20 built, the railing is six inches.

21 That does not include the gutter, which  
22 juts out a little bit further. Frankly, there didn't  
23 seem to be much call for that. I don't think that that  
24 was a specification included on the original plans.

25 It's within code. It is built according

1 to code. I think there is some, frankly, concern to  
2 have the railings so far from the edge, where you  
3 almost create a walking area on the outside of the  
4 railing.  
5

6 Not that we're necessarily concerned  
7 about people jumping over the railing and walking  
8 around, but it doesn't seem to be, frankly, a practical  
9 or safe option, and I don't believe that the movement  
10 of the railing from 16 inches to six inches impacts in  
11 any way the view or historical aesthetic from the  
12 public right-of-way. And that, again, is covering both  
13 Slides 16 and 17.

14 Seventeen shows an L-shaped piece of  
15 that fence that was not -- that was highlighted and  
16 referred to by the zoning officer.

17 Another item referenced is a lighted  
18 fireplace. The chimney, as it comes onto the roof,  
19 there is a carve-out for a fireplace. In reviewing the  
20 plans that were submitted with the original HARB  
21 application, that chimney or that fireplace is shown on  
22 the plans.

23 As with most other features of the  
24 project, it was not highlighted. It wasn't  
25 particularly labeled, but it was present on the plan

1 showing the carve-out of a chimney. So we do believe  
2 that this particular item is compliant with the  
3 original approval.  
4

5 You can see in Slide 18 a drone shot of  
6 the roof with the fireplace lit. It is barely visible  
7 from that angle, questionably visible from any of the  
8 public rights-of-way at ground level. But as it was  
9 highlighted and brought to our attention by the zoning  
10 officer in an e-mail. We are addressing it today.

11 Next item is gridded windows in the  
12 front of the house. I believe in the zoning officer's  
13 e-mail, she referred to it as the sash windows, but  
14 upon further discussion, it's the gridding in the  
15 windows in the front. This is an item that was  
16 addressed during the initial HARB review.

17 Another item that was mentioned is an  
18 additional window that was removed. The original plans  
19 were modified to remove what's called a mullion.

20 Is that --

21 **MR. PROBERT:** So during a subsequent  
22 meeting with the Board, after the HARB had been  
23 reviewed, there was a request to lower the visual  
24 impact of the building.

25 So what we had done was we removed a

1 transom that was initially shown on top of the windows  
2 in the original HARB application, and, you know, in  
3 doing so, reduced the height of the building by a foot  
4 to bring it closer, you know, in relation to the  
5 adjacent buildings.  
6

7 **MR. COHEN:** And when that was done, the  
8 grid windows were requested at the same time, and,  
9 again, admittedly, this is something that was not  
10 consistent with what was approved or presented at the  
11 time, given the distance of the property and the  
12 building from the right-of-way, and you can see in  
13 Slide 19, when you're in the public right-of-way, from  
14 ground level, looking at the building, it's barely even  
15 visible to be able to see if there were any grids in  
16 the window.

17 I'll point out also, this is not a  
18 historic building. This is a new construction, and  
19 while I understand there are a lot of gridded windows  
20 on Main Street, they certainly are not all gridded  
21 windows.

22 It's not something that would really be  
23 appropriate in this building. We're not trying to  
24 recreate historic aesthetics with the building,  
25 obviously. We're trying to create some contrast.

1  
2 So we don't believe that the gridded  
3 windows really add anything to the aesthetic, to the  
4 historic integrity of the area, but those items were --  
5 that is a difference from the original approval. We're  
6 asking for that to be approved for this application.

7 Next item.

8 **CHAIRMAN VOSS:** I do want to point  
9 out --

10 **MR. COHEN:** Yeah.

11 **CHAIRMAN VOSS:** You're choosing Slide 19  
12 as your presentation of the right-of-way.

13 **MR. COHEN:** Yep.

14 **CHAIRMAN VOSS:** What I can tell you,  
15 standing in that driveway, I don't think that's the  
16 right-of-way. If you look at Slide 3, that's much more  
17 clear of the right-of-way.

18 **MR. COHEN:** That's fair. The next item  
19 is a trellis over the garage. In the original plan  
20 there was a proposal for a trellis that would span the  
21 entire width of the garage. I think that it was  
22 depicted on the plans as having some sort of growth on  
23 the trellis.

24 I believe that that presents some  
25 practical issues with construction, given the width of

1 the driveway and the width of the garage, and that was  
2 eliminated from the project. And, again, that is a  
3 change that we're asking for approval, for your  
4 recommendation for approval. And I'm going through my  
5 list here.

6  
7 Lighting was not part of the original  
8 approval. As mentioned, the zoning officer raised  
9 concern about the lighting from a zoning perspective.  
10 We have since provided lighting plans, as well as a  
11 photometric plan to the zoning officer.

12 We had a site visit back in November.  
13 The lighting on the site was confirmed by her to be  
14 compliant with zoning. The outside lighting is  
15 depicted on Slides 25, 26.

16 Slide 27 shows the lighting with a few  
17 lights encircled. Those lights have been removed. In  
18 addition, the down-facing railing lights have all been  
19 dampened with the installation of --

20 What would you call it?

21 **MR. PROBERT:** Diffuser.

22 **MR. COHEN:** A diffuser on the light, so  
23 that there is not a direct glare coming off of the  
24 lights. The lighting is subtle. If you've been to the  
25 property at night, you'll see.

1  
2 Frankly, on visiting my client in the  
3 evening, I kind of wish there were more lights on the  
4 front door, because I couldn't find the doorbell, but  
5 they are -- they are not bright lights.

6 There is no direct light shining onto  
7 the right-of-way, and we believe that they are  
8 appropriate, given the scale of the property. And,  
9 again, most importantly, they do comply with zoning.  
10 Another item --

11 **CHAIRMAN VOSS:** Can you explain again  
12 where the diffuser lights are you're talking about?

13 **MR. COHEN:** Yep. The -- I'm sorry?

14 **CHAIRMAN VOSS:** The one you said the  
15 diffuser lights along the stairways are --

16 **MR. COHEN:** If you look --

17 **CHAIRMAN VOSS:** These are the lights I'm  
18 seeing.

19 **MR. COHEN:** So if you look at Slide 27,  
20 if I can show you here, you see the railing lights on  
21 the roof and on the steps. So they shine down, and  
22 there was some concern that they were bright, as they  
23 were open. So they were covered to soften the light  
24 coming out of the rails.

25 An item that was not raised by the



1 zoning officer, but upon review, we wanted to raise  
2 here today is a stairway -- I beg your patience. I  
3 just need to find the photo.  
4

5 There is a stairway and it leads down  
6 from the driving deck to the ground area to the north  
7 of the building. This is depicted on Slide 13.

8 Originally, that stairway was presented  
9 as coming down halfway to a landing, and then turning  
10 north, but there is an easement, a right-of-way for the  
11 sewer lines running alongside the property there. In  
12 order to keep the stairs out of the easement, they  
13 needed to be straightened.

14 So not that anybody walking along would  
15 necessarily notice the stairs. They are visible from  
16 the right-of-way. We wanted that to be included as  
17 well.

18 In addition, there is landscaping in the  
19 area of the gas meter. That could be seen on 14. This  
20 was requested by the zoning to block the gas meter that  
21 resides behind that. I think the trash can is there as  
22 well maybe. No. So it's just the gas meter that it  
23 provides screening for.

24 Again, I don't know that that is  
25 necessarily a concern for this Board, but we're trying

1  
2 to bring everything forward. Our ultimate goal here is  
3 to have the building, as it's been constructed,  
4 approved. We're trying to avoid any future concerns  
5 about what may have been small variations, because,  
6 again, what was originally presented to the board was  
7 just a rendering.

8 Obviously, as plans are developed, there  
9 are going to be minor fluctuations. The most clear  
10 example I can give is the railings on the roof that may  
11 have been shown on the rendering to be a little further  
12 from the wall, but upon construction, it made sense to  
13 be where they are now, and we're trying to get that  
14 approved, as is.

15 So that really covers all of the items  
16 that were raised in the various violation notices that  
17 were presented in the packet. If there are any other  
18 questions or concerns, we're happy to address those.

19 **CHAIRMAN VOSS:** On Slide 3, what's the  
20 distance of that protective barrier fence? I see a  
21 metal fence on the left-hand side, and it seems to go  
22 across that. What's the distance that is from its  
23 edge?

24 **MR. COHEN:** I'm sorry. Slide 3?

25 **CHAIRMAN VOSS:** Slide 3.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. COHEN:** Do you mean the post?

**CHAIRMAN VOSS:** It looks like a fence to protect people from stepping off to the ground.

**MR. O'BRIEN:** That's just the railing.

**CHAIRMAN VOSS:** Right. The railing here, I just want to know, how does that compare to the distance from the edge? How does that compare with the railing on the roof?

**MR. COHEN:** Let me see.

- - -

(Discussion off the record.)

- - -

**MR. PROBERT:** They were installed with the effort to make it consistent from the edge. So there may not -- I can see there's about an inch or two, but it's very consistent throughout the project, the distance on the outer edge of the decks.

**CHAIRMAN VOSS:** That was my question.

**MR. PROBERT:** Okay.

**MR. HALSEY:** And that is confirmed. This is the entire document that the original Certificate of Appropriateness was based on? Is that accurate?

**MS. CONNELL:** The way it was presented

1  
2 in your folders was the original document, and then  
3 they came back on the 13th and changed -- you had the  
4 changes made that Council had requested.

5 **MR. HALSEY:** But it's similar format  
6 when they --

7 **MS. CONNELL:** That's in this packet.

8 **MR. HALSEY:** That's in the packet. Just  
9 as a note, and it's my understanding that there was no  
10 HARB in existence at the time.

11 **MS. CONNELL:** Correct.

12 **MR. HALSEY:** So the one thing I just  
13 want to note, generally, is that this, which generated  
14 the original C of A, is descriptive of the modern  
15 project on the site, of an existing sort of derelict  
16 house.

17 It doesn't meet the requirements of the  
18 HARB review process, as I understand as the Board, and  
19 I understand that at the time of the application, there  
20 was no HARB in existence. So there was -- it was a --  
21 it all fell on the local zoning officer.

22 **MR. O'BRIEN:** No. No. I think Borough  
23 Council at that time was serving as the HARB.

24 **MR. HALSEY:** Got you. Okay. So I think  
25 it's very difficult to apply the level of rigor that

1  
2 we're going through, to vet the current as-built that  
3 is not reflected in the original application, and  
4 Council at the time felt it appropriate to provide a  
5 C of A for this project, based on the documents we have  
6 here in our hands.

7           And I'm struggling to understand the --  
8 I understand there are some deviations, and I  
9 understand that these were building plans and  
10 elevations and everything were submitted and permitted  
11 by the town.

12           I'm struggling to find a way to critique  
13 a project, this fundamentally modern building with  
14 similar materials, as presented, with minor  
15 discrepancies from this relatively nonspecific document  
16 that worked as a basis for a Certificate of  
17 Appropriateness previously.

18           So I understand the deviations you  
19 pointed out, but this document describes a basically  
20 modern project with concrete, wood, stone, metal, and  
21 what I see here is a project with concrete, stone, wood  
22 and metal, with windows similarly arranged. So I'm --

23           **MR. COHEN:** And I think that is -- I  
24 mean, I agree, and I think that that's part of the  
25 problem is that we're getting down to particulars that

1 really were not addressed in that.

2 This is not a matter of somebody coming  
3 in and saying, I want to replace my door on my historic  
4 building with this type of door. This is an entire  
5 project that was essentially given approval.

6 **MR. HALSEY:** Yes.

7 **MR. COHEN:** And, you know, there are  
8 changes. Again, among the changes, some of them are  
9 construction changes that had to be made when you're on  
10 site, but a lot of it was just consistent with the  
11 project, but were not really pointed out.

12 And I would tell you, coming on this and  
13 getting involved with this, after these notices were  
14 issued, in trying to figure out where these particular  
15 items were approved or dictated, it's not there,  
16 because all you have is what you're showing, these  
17 plans and then a revised plan set that did address a  
18 couple of certain specific issues, but, really, the  
19 overall was not addressed. So I appreciate your  
20 comment and I agree.

21 **MR. HALSEY:** I do think now, with the  
22 Board in existence now, if we saw this, we would be  
23 asking a lot of questions for clarification, which may  
24 have generated documents that we could have a more  
25

1  
2 clear conversation from. That's just not the context  
3 we're operating under.

4 **MR. COHEN:** Yeah, there was -- and,  
5 again, I don't know what the history specifically was.  
6 There was an initial meeting with what was then a HARB  
7 that was later disbanded, when Borough Council took  
8 over, and there was some discussion.

9 Again, there was some feedback that was  
10 addressed, one of them being lowering the building,  
11 trying to decrease the height overall, but most of the  
12 items we're addressing today were never addressed.  
13 They have never been spoken about, because they were  
14 just part of the project overall.

15 **MR. O'BRIEN:** So I think the HARB  
16 Board -- and I'm just speaking for myself -- needs to  
17 come to some level of determination for this style of  
18 structure that was ultimately approved. Are these  
19 minor changes -- and I have list of 11 of them. Are  
20 these minor changes consistent with that style of  
21 structure?

22 **MR. HALSEY:** And I do believe I've --  
23 before each meeting, we read certain sections of our  
24 ordinance, and I do believe that when an application is  
25 made or a change in a permit application is made, it is

1  
2 the -- the zoning officer is able to review those  
3 documents, and determine whether further HARB level  
4 review is required. I believe that is the way that our  
5 ordinance is set up.

6           And so I just want to note again that  
7 if -- I don't have the project history here, but it  
8 sounds like permit drawings were updated, per the  
9 changes. They went through a review process and  
10 permits were issued. There is an internal process by  
11 which review of the historic appropriateness can occur  
12 at those phases, and it sounds like it did not, but,  
13 again, I'm trying to figure out --

14           **MR. COHEN:** We have no record of being  
15 told at any point along the way during the construction  
16 process that, hey, we got your plans, they look good  
17 from a building code standpoint, but they're not  
18 consistent with the COA.

19           I think the message we have basically  
20 been given, which I don't think is correct, is that the  
21 burden is entirely on the applicant to highlight any  
22 possible change. And, again, I think the problem with  
23 a project like this is that you're asking about changes  
24 that, to us, did not seem to be material changes,  
25 because they were not specifically addressed or



1 delineated with the approvals.

2  
3 **MR. HALSEY:** Or they would have -- in  
4 order to delineate those changes, it would have been  
5 required that you submit a full set of permit drawings  
6 for HARB review and a COA, and then there's  
7 architectural language to cloud and no changes and  
8 things like that, but, again, this is not a set of  
9 architectural permit drawings.

10 **MR. COHEN:** Right, and one was never  
11 requested for that process.

12 **CHAIRMAN VOSS:** Looking at Slide 3, one  
13 question with that. Were any bollard posts approved as  
14 part of the original design?

15 **MR. COHEN:** Any what?

16 **CHAIRMAN VOSS:** Any of the bollard posts  
17 approved in the original design? Was it part of the  
18 design at all?

19 **MR. COHEN:** No, that was not part of the  
20 design. Those were added, again, when they were  
21 originally -- when the violations were originally  
22 brought to our attention, the zoning officer raised  
23 concerns, because they were originally installed as  
24 six-foot posts that were not yet cut down, and she had  
25 a concern that they were going to be light posts.

1  
2                   So once they were cut down, and we  
3 confirmed that that was not the case, she confirmed  
4 that they are in compliance with zoning, but they were  
5 not part of the architectural drawings or construction  
6 plan drawings. They were not a structural component of  
7 the project, so they would not have been included in  
8 that.

9                   **CHAIRMAN VOSS:** So two questions then:  
10 What is the material of which they're made and what is  
11 their purpose?

12                   **MR. PROBERT:** They're galvanized steel.  
13 We painted them. They were put in as a safety bollard  
14 for the walls that are there, just to try to keep the  
15 traffic a little bit further away. If you pull in  
16 there, there is room. It's not tremendously roomy, so  
17 they were put in to try to keep a more centered drive.

18                   **CHAIRMAN VOSS:** Just looking at the  
19 diagrams or the photos, it looks to me like you're  
20 going to smash the wall on the right-hand side before  
21 you hit the bollard, and for that matter, the left-hand  
22 side before you get there. So I'm just wondering if  
23 there's an actual need for them.

24                   **MR. COHEN:** The applicants, obviously,  
25 felt that there was, that they do provide some

1 functional purpose.

2  
3 **CHAIRMAN VOSS:** I suppose the reason I'm  
4 looking at it is, we're interesting in form.

5 **MR. COHEN:** I'm sorry?

6 **CHAIRMAN VOSS:** We're interested in the  
7 form.

8 **MR. COHEN:** Yep.

9 **CHAIRMAN VOSS:** And if you can't specify  
10 a significant functional purpose, then I would rather  
11 it not be there, and have the original design applied  
12 instead.

13 Just in contrast, nearly all of the  
14 other changes you've made I can see a functional  
15 purpose for them that overweighs any visual impact they  
16 would have.

17 **MR. COHEN:** Again, I think the -- as  
18 Mr. Probert explained, I think the primary functional  
19 purpose is protecting the wall. I'll note that there  
20 is the address plate on that wall as well or the post  
21 as well. There not being street side mailboxes, just a  
22 good place to put it, frankly.

23 And with landscaping depicted on  
24 Slide 14, I think that at least the post on the south  
25 side of the drive is largely obscured, at least from

1 partially. Obviously, from the north, it would still  
2 be visible, but it does soften it to some extent.

3  
4 But, obviously, if it's a concern, we  
5 understand the issue with that, but we do believe that  
6 it does provide some functional purpose there.

7 **CHAIRMAN VOSS:** One other issue raised  
8 to my attention, so.

9 **MR. LOTIER:** Yeah, I don't know that it  
10 offsets what you're -- from an aesthetics point of  
11 view, but the driveway is probably used 50 to 75 times  
12 a day by visitors in town to turn around. We're at the  
13 end point on the street, and, you know, we can show you  
14 the camera footage about how many days somebody pull in  
15 that driveway, backing up and exiting again. So it's  
16 there to protect the wall. If I take it down, I've got  
17 a different problem, but, you know. Thank you.

18 **MR. O'BRIEN:** I believe one of them was  
19 me.

20 **MR. LOTIER:** Huh?

21 **MR. O'BRIEN:** I believe I've turned  
22 around in that driveway.

23 **CHAIRMAN VOSS:** Did you hit the post?

24 **MR. O'BRIEN:** I did not.

25 **CHAIRMAN VOSS:** Well, I'm trying to look

1  
2 at this project as -- I understand the first  
3 presentation of the project may have been light on some  
4 details, and so during the construction process you  
5 clarified those details without coming to us. So I  
6 understand that, and at this point I'm trying to look  
7 at what I see here as a presentation, if this is how it  
8 were coming to me.

9 **MR. COHEN:** Uh-huh.

10 **CHAIRMAN VOSS:** For example, the  
11 existence of the windows, the windows with the mullions  
12 or lack of mullions -- and I guess the thing that, for  
13 me, the one thing that's still standing out is these  
14 particular posts.

15 I think I would have liked to have found  
16 some way to have it feel -- I mean, it changed when you  
17 changed from the concrete walls from the picket fence,  
18 so I understand that.

19 **MR. COHEN:** If I --

20 **CHAIRMAN VOSS:** These posts just --

21 **MR. COHEN:** Is there -- if I may ask, is  
22 there some other material or aesthetic value that we  
23 can give to those posts that you find more acceptable?

24 **CHAIRMAN VOSS:** And that's what I was --  
25 I was trying to think about that before. I don't know

1 if anyone else --

2 **MR. HALSEY:** I, personally, prefer them  
3 painted black, because I like black painted metal on  
4 the project as a -- again, I can't apply a level of  
5 sophistication to our review of the project that's  
6 already been built, once it's subjected to that level  
7 of sophistication.

8 **MR. COHEN:** Understood, and I'm trying  
9 to find a compromise, because I do think that there is  
10 a functional purpose there, generally, with people  
11 pulling in. You know, you're not going to be as  
12 careful as maybe visitors to the home.

13 So we would like to see a way that those  
14 can remain, but if painting them black might give some  
15 regress there or, you know, some different surface of  
16 those posts, I'm sure we could make that work.

17 **MR. HALSEY:** I can't in good conscience  
18 say that, yes, all that's required of this is -- I  
19 think it's a fundamentally modern building. It was a  
20 modern building that was proposed. There were some  
21 adjustments during the process. Permits were issued,  
22 and to me, I don't understand anything -- how to review  
23 it beyond that.

24 **MR. COHEN:** Yep. Understood.

1  
2           **MR. O'BRIEN:** And that's why I believe  
3 my previous statement was a building of this type.

4           **MR. HALSEY:** Yeah.

5           **MR. O'BRIEN:** Are these changes  
6 consistent with a building of this type?

7           **MR. HALSEY:** Absolutely.

8           **CHAIRMAN VOSS:** I won't go with bollard  
9 posts at some point. The wall, there seemed to be two  
10 walls that are being protected by the southern posts.

11          **MR. COHEN:** Uh-huh.

12          **CHAIRMAN VOSS:** But are they both  
13 belonging to this property?

14          **MR. COHEN:** It may be deceptive in  
15 there. It's one wall. It starts a little higher to  
16 accommodate the grade increase, and then it just  
17 notches down.

18          **CHAIRMAN VOSS:** So that post protects  
19 that wall from being hit?

20          **MR. COHEN:** Well, just upon entry into  
21 the driveway. I think the idea is that it encourages,  
22 pushes the vehicle further from the wall, so that it's  
23 not coming in tight against the wall. Obviously, a  
24 car, once past the post, if they want to, you know,  
25 turn hard right, they'll go into the wall, but the idea

1  
2 is to force the vehicles more into the center of the  
3 entrance.

4 **MR. HALSEY:** It's almost a perceived  
5 there rather than a block.

6 - - -

7 (Discussion off the record.)

8 - - -

9 **CHAIRMAN VOSS:** Generally, just to your  
10 point, I was going to have a final set of questions  
11 after a motion is seconded.

12 **MR. O'BRIEN:** Okay.

13 **CHAIRMAN VOSS:** Also, open it up to the  
14 public at that point for any questions from the public.

15 **MR. O'BRIEN:** Okay. I would like to  
16 make a motion for the application of 182 South Main  
17 Street, with the revisions to the previously issued  
18 Certificate of Appropriateness that was issued, give or  
19 take, June of 2019.

20 Those changes are the installation of a  
21 hot tub with screening and cover to remain, as  
22 installed, which was previously permitted by HARB;  
23 posts at the entrance drive, as depicted within the  
24 application; an additional window on the south side, as  
25 well as a window that was initially identified as a



1  
2 single window going to a double window, as depicted  
3 within the application; a chimney cap and arrestor, as  
4 depicted on the application; the safety walls at the  
5 driveway, both on the south and north side.

6 Correct?

7 **MR. COHEN:** Yes.

8 **MR. O'BRIEN:** As depicted on the  
9 application; the railing at all decks consistent to the  
10 distance to the edge of plus or minus six inches, as  
11 depicted on the application; a fireplace within the  
12 rooftop deck, which the applicant has stated was  
13 initially identified in the original application back  
14 in 2019; removal of the transom windows to lower the  
15 building height, which was a request by council of the  
16 2019 application; the window mullions, as installed and  
17 depicted on the application; trellis over the garage to  
18 be removed, which was depicted within the 2019  
19 application, but is no longer identified in the current  
20 application; the lighting, which was approved by the  
21 zoning officer previously, as depicted on the  
22 application; and, lastly, the stairway relocation, due  
23 to the storm easement on the rear of the property, as  
24 depicted on the application.

25 **CHAIRMAN VOSS:** Do we have a second?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. COHEN:** Sewer easement.

**MR. HALSEY:** I second.

**CHAIRMAN VOSS:** Any further discussion?  
Any comments from the public?

**MR. O'BRIEN:** Oh, it's a sewer easement  
in lieu of storm?

Okay. I meant a sewer easement in lieu  
of a storm easement.

**CHAIRMAN VOSS:** Any second?

**MR. HALSEY:** Second.

**CHAIRMAN VOSS:** Any comment from the  
public?

**MS. BECCI:** Yes, Michele Becci,  
B-e-c-c-i, 186 South Main Street.

**MR. FREEO:** Jay Freeo, F-r-e-e-o, and I  
also reside at 186 South Main Street.

**MS. BECCI:** So we have provided you with  
both a photo packet and a document packet for your  
reference, but I'll address the documents in a second.

But, first, for orientation, our home is  
located at 186 South Main Street, which is the  
neighboring property immediately to the south of 182  
South Main Street. It's the historic former lock  
tender's home for Lock 10. It was built in 1832.

1  
2           So as direct neighbors of this property,  
3 we have to say, if we had had advanced knowledge of the  
4 true scale and features of the building that was  
5 actually built at 182 South Main, as well as all of  
6 these unapproved construction modifications, which were  
7 made post any public review, we would have voiced  
8 strong opposition.

9           The structure, as you know, was  
10 originally approved by HARB on April 2nd of 2019. We  
11 recognize that none of you were on HARB at that time.  
12 So for your reference, we have provided a document  
13 packet, which contains the relevant HARB meeting  
14 minutes for that date.

15           I do take exception to that report. We  
16 do believe there was a functioning HARB at that time.  
17 If you look at the names on those minutes, it's  
18 different from who was on council at that time.

19           We also provided the conditions that  
20 were agreed to by the homeowners for the conditions of  
21 the certificate of occupancy. I, of course, recognize  
22 that you do not have time to read these documents now,  
23 but they're for your reference.

24           If you do read them, you will see that  
25 there was significant discussion at all of the

1  
2 subsequent council meeting minutes regarding  
3 significant concerns over the scale and building  
4 height, and it's potential to subordinate the  
5 neighboring historic properties.

6           There are many more documents than the  
7 one I think I saw, Justin, you had in your hand  
8 tonight. We have been through them. So there's -- at  
9 the Borough.

10           JoAnn, I believe there are additional  
11 documents that possibly HARB does not have.

12           In the photo packet, if you refer to  
13 photo one, you will see the depiction of the front  
14 elevation that was used to obtain HARB approval for the  
15 COA back in 2019. The photo shows a structure that is  
16 somewhat compatible to the neighboring homes, and  
17 depicted as clearly subordinate in scale to the  
18 neighboring properties. Based on this, we raised no  
19 objection in 2019.

20           In reality, however, the as-built  
21 structure, which is shown in Figure 2, is considerably  
22 larger than we or HARB or council were led to believe,  
23 and is quite overwhelming and in sharp contrast to our  
24 historic homes.

25           This is contrary to HARB Guideline 6(1),

1  
2 which requires the structure be compatible with the  
3 neighboring structures on adjacent lots, and not  
4 detract from the historic character of the district.

5 We also understood that most of the  
6 existing trees that are shown on the photo were to  
7 remain, and would really help to soften the impact of  
8 this overwhelming structure, yet the property was  
9 completely clear cut and every tree was removed.

10 In Photo 3, you will note our back yard  
11 in the summer of 2019, prior to the demolition of the  
12 preexisting building and dwelling. Photos 4 and 5 give  
13 a clear indication of the current impact this structure  
14 now has on our property and our privacy.

15 The final C of A was granted by the  
16 council on June 18th with conditions. Referring again  
17 back to Photo 1, as we just talked about, in order to  
18 soften the appearance of the front elevation of a  
19 modern structure alongside adjacent historic homes, the  
20 C of A required, and the applicants agreed to include  
21 the divided windows, a picket fence and trellises over  
22 the garage and balcony. We were at all of those  
23 meetings.

24 Any of these items -- all of these items  
25 were simply eliminated by the applicant with, instead,

1 the reinforced concrete walls, which we'll talk about,  
2 on all three sides, and the posts of the driveway  
3 entrance, which were added.  
4

5 While these ugly conditions have less  
6 impact on us, unlike the other unapproved  
7 modifications, which we're going to address in a  
8 minute, they clearly accentuate a very modern, almost  
9 commercial appearance of the front elevation.

10 Contrary to the HARB guideline I just  
11 mentioned, these unapproved modifications detract from  
12 the historic character of our district, and further  
13 accentuate the incompatibility with our homes.

14 Before we address the violations, we  
15 would like to say that we feel we're severely  
16 prejudiced in our ability to object to any of these  
17 unapproved deviations in the manner in which they were  
18 incorporated. We do not believe any of them were  
19 construction modifications or as a requirement of  
20 construction, but they were clearly made after the C of  
21 A was issued in what appears to be an attempt to  
22 circumvent the review and approval process.

23 The deviations from which the applicant  
24 is now seeking approval are clearly not minor, and have  
25 significant impact to our privacy, the appearance of

1 our neighborhood and our quality of life.

2 We ask the Board deny those deviations  
3 requested, and the structure be restored to be in  
4 compliance with what was approved by HARB and granted  
5 in June of 2019.

6  
7 **MR. FREEO:** Good evening. My name is  
8 Jay Freeo, and as I mentioned, I also reside at 186  
9 South Main Street, the property just to the south of  
10 182.

11 We would like now to address each of the  
12 modifications being requested by the applicant, all of  
13 which greatly impact our privacy and our quality of  
14 life.

15 I'd like to first address the hot tub.  
16 The hot tub was constructed without approval. It was  
17 never presented at any of the zoning, HARB or council  
18 meetings, nor was it shown in any of the plans used to  
19 obtain HARB approval or the Certificate of  
20 Appropriateness.

21 The hot tub is a definable exterior  
22 feature, visible from the right-of-way, and clearly  
23 should have been brought to everyone's attention during  
24 the review and approval process.

25 The hot tub creates a party atmosphere,

1 which is inconsistent with the Historic District, and  
2 only encourages increased rooftop occupancy. The hot  
3 tub is also a direct violation of a recently enacted  
4 borough zoning ordinance and should be removed.  
5

6 I'd now like to address the added  
7 windows and widening on the south elevation. I think  
8 you guys have pretty much addressed all of the issues  
9 in terms of what the current situation is, but the  
10 impact is that this impacts our privacy, it increases  
11 the exposure of our home, patio and outdoor space.

12 Per Section 6(2)(19) of the HARB  
13 guidelines, the full height and full width of  
14 storefront glazing on all the windows are not  
15 consistent with the size and proportion to the windows  
16 of existing residential windows in the neighborhood.

17 These two additional full-height  
18 windows, visible from the right-of-way, only add to the  
19 expanse of glazing, and appear to be over the one-third  
20 allowable window area on the south elevation. These  
21 windows also add to the overwhelming impact of the  
22 south elevation, which is also visible from the  
23 right-of-way.

24 These windows are also inconsistent with  
25 HARB Guideline 6(1)(11), which requires the design be



1 compatible with and sensitive to the massing, rhythm  
2 and character of the Historic District. We request  
3 that HARB recommend that these windows be removed.  
4

5 I now would like to address the exterior  
6 lighting. The photos submitted by the applicant were  
7 taken at dusk, not dark, and the lighting is not full  
8 intensity.

9 By chance, July 6th, 2022, at 8:30 p.m.,  
10 we happened to be sitting outside, and a drone suddenly  
11 appeared, and it was hovering over 182 South Main. We  
12 didn't know why. We assumed it was photographing,  
13 filming or something.

14 We also took photos, and if you look at  
15 Photo 9 and 10, you'll see the actual lighting that  
16 night at dusk. We then took photos at dark, which are  
17 Photos 11 and 12, and those photos were taken on  
18 June 4th and July 4th, 2022.

19 The disparity of increased lighting  
20 intensity from dusk to dark, and the impact it has on  
21 our property is apparent with the glare and the direct  
22 lighting clearly visible beyond the lot lines, which is  
23 in direct violation of New Hope Zoning Ordinance  
24 275-41.

25 This ostentatious exterior lighting,

1  
2 which also includes lighting handrails, is certainly  
3 not in rhythm, nor -- with the adjacent buildings, nor  
4 is it simple in scale, as required by HARB Guideline  
5 6(1)(14) and 6(2)(3).

6 This exterior lighting, which goes well  
7 beyond functionality, clearly detracts from and is not  
8 in harmony with our historic neighborhood, and it only  
9 serves to accentuate the dominance of this structure in  
10 a flamboyant fashion from every right-of-way, and is  
11 more consistent with that of a cruise ship or a river  
12 boat casino.

13 We would urge HARB to recommend  
14 disapproval and removal of all of this exterior  
15 lighting for a more simple and subtle display, more in  
16 rhythm with the spirit of the HARB guidelines,  
17 compatible with the neighboring properties, and in  
18 compliance with the zoning ordinance.

19 I'd now like to address the fireplace on  
20 the rooftop deck and the chimney cap. It's our  
21 understanding the fireplace is an unapproved addition  
22 to the project. It's a definable exterior feature  
23 visible from every right-of-way, and was never  
24 presented at any HARB meeting, zoning meeting or  
25 council meeting, nor was it shown in any of the plans

1 used to obtain HARB approval or the Certificate of  
2 Appropriateness.

3  
4 If you look at Photo 13 in the packet I  
5 gave you, Michele gave you, the fireplace is clearly  
6 visible from the roof.

7 I'd like to refer to the south  
8 elevation, Photos 6, 7, 8, 13 and 14. It appears the  
9 chimney height was increased to accommodate the  
10 unapproved rooftop fireplace. This dominant structure  
11 overwhelms the south and east elevation of the  
12 property, and is visible from all rights-of-way.

13 The spark arrestor, which also houses a  
14 very noisy fan motor, further raises the overall height  
15 of the chimney structure, and only serves to accentuate  
16 the dominance of this structure over our home and the  
17 neighboring properties.

18 In 2019, HARB rejected a proposed  
19 rooftop pergola for 182 South Main Street, due in large  
20 part to its height. This fireplace with extended  
21 chimney, spark arrestor and chimney cap exceed the  
22 height of the pergola, and were all post HARB review  
23 and post issuance of the installed -- post issuance of  
24 the Certificate of Appropriateness.

25 This rooftop fireplace and elevated

1 chimney add to the dominance of the structure and the  
2 oppressive impact it has on the south elevation, which  
3 is a primary view from our property. As an added  
4 rooftop amenity, the fireplace would also promote  
5 increased rooftop utilization, further eroding our  
6 privacy.  
7

8 We ask HARB recommend removal of the  
9 rooftop fireplace and spark arrestor, and the chimney  
10 be lowered accordingly.

11 I'd now like to address the rooftop  
12 railings. The roof deck railings were to be placed at  
13 18 inches, 24 inches and 66 inches off the edge of the  
14 roof, per the approved construction plans. The only  
15 reason I can think it was done that way was to provide,  
16 hopefully, I assume, some sense of privacy to the  
17 neighbors and the right-of-way.

18 Per Photo 7, 8 and 14, all the rooftop  
19 railings were moved out to within a few inches of the  
20 edge of the roof, with significant impact to our  
21 privacy, and clear view into our property and the east  
22 elevation of our home.

23 In Figure 8, which is taken from our  
24 dining room, you'll see a person on the roof deck, and  
25 it certainly appears as though they are about ten feet

1  
2 back off of the edge of the roof. In Figure 8, you can  
3 see that they have clear visibility into our dining  
4 room.

5                   These unapproved rooftop railing  
6 locations would also result in increasing an already  
7 sizeable 900 square foot rooftop deck by an additional  
8 100 square feet, and this is above the 4,200 square  
9 feet of interior living space for this property.

10                   We ask that the handrails be moved in  
11 and located, as detailed on the approved construction  
12 plans, and that a six-foot high continuous opaque  
13 visual and sound barrier be erected and installed  
14 inside the handrail around this 900 square foot rooftop  
15 deck, similar to that which is required around approved  
16 hot tubs and swimming pools.

17                   Based on occupancy of six square feet  
18 per person, this rooftop deck has potential occupancy  
19 of 150 people. At just five feet off our property  
20 line, this is frightening. The same barriers should  
21 also be applied to any other outdoor decks above the  
22 first floor, which are on the east elevation.

23                   With the sound amplification off the  
24 river, a barrier would, hopefully, better protect our  
25 privacy and quality of life for us, and that for our

1 neighbors, and also help shield those along the  
2 right-of-way as well.

3  
4 While not our intention to request HARB  
5 reverse any of the prior approvals, it is noteworthy  
6 that per HARB Guideline 6(2)(1), deck elevations should  
7 not be any higher than the first floor elevation. So  
8 minimizing the impact of any rooftop utilization would  
9 be consistent with the intent of the HARB guidelines.

10 All the above modifications we have  
11 identified will greatly impact our privacy, quality of  
12 life, and appearance of the special Historic District  
13 in New Hope. The charm and character of New Hope's  
14 Historic District must be maintained, preserved and  
15 respected, as it's clearly in peril of being greatly  
16 diminished if the above-mentioned items are allowed to  
17 remain in place.

18 We ask that HARB deny all deviations  
19 requested by the applicant, and that the structure be  
20 restored to be in compliance with the conditions set  
21 forth in the HARB approval and Certificate of  
22 Appropriateness granted in 2019, which is what we  
23 relied upon when we voiced no objection to this home.

24 Please also bear in mind that in spite  
25 of any assurances provided by the applicant, the HARB

1  
2 recommendation delivered tonight will carry with the  
3 property and extend well beyond the current owners.

4 One final point. The objections we have  
5 raised tonight are not personal. This may well be  
6 viewed as a beautiful, tasteful and appropriate  
7 structure on a large wooded lot on the river that's not  
8 in the Historic district, but, unfortunately, it's not.

9 The requests we have made are simply an  
10 attempt to salvage what we can of our privacy, quality  
11 of life and the impact to our historic neighborhood.

12 We thank you for your time and  
13 consideration of our comments.

14 **CHAIRMAN VOSS:** Thank you.

15 Any further comment?

16 **MS. KURTBEK:** Yes. Hi. Dana Kurtbek,  
17 K-u-r-t-b-e-k.

18 **MR. GREEN:** And Eric Green, like the  
19 color.

20 **MS. KURTBEK:** Hi. I live at 170 South  
21 Main Street, and my family owns 170, 166, as well as  
22 the three townhouses that are directly next to this  
23 property.

24 I concur with every single thing that  
25 Michele and Jay said previously and have said

1 beautifully.

2  
3 The only thing that I do want to address  
4 is the lighting. It is truly like living next to a  
5 cruise ship. It has directly impacted the lives of all  
6 of our tenants. It has directly impacted the -- we can  
7 see everything. Our privacy has been completely  
8 removed, if we try to enjoy our yards, if they try to  
9 enjoy their back.

10 I don't know if HARB is the place for  
11 lighting, quite honestly, but wherever that would be a  
12 nice place for us to know, because this lighting has  
13 been a source of constant aggravation.

14 That's really it. You've got everything  
15 from them. So he is one of the tenants that is  
16 directly impacted.

17 **MR. GREEN:** And I concur with Jay and  
18 Michele as well. The lighting has detrimentally  
19 impacted my way of living, and it's affected our  
20 neighborhood in general. It's like living next to a  
21 mall facility, because it just illuminates our back  
22 yard ridiculously, so.

23 And our house, our house is a row home.  
24 It's a single wide home. You know, it's multiple  
25 floors. Our living room window is directly facing this



1  
2 backlit house, and lights are -- I must say, some are  
3 decorative and unnecessary.

4 Thank you.

5 **CHAIRMAN VOSS:** Thank you.

6 Any further comments or questions?

7 Can I just go off the record for a  
8 moment so I can ask you a question?

9 **MR. LABRUM:** Sure.

10 - - -

11 (Discussion off the record.)

12 - - -

13 **MR. LABRUM:** For the benefit of the  
14 panel and for the benefit of the public seated here  
15 this evening, the question that was raised by Chairman  
16 Voss was whether or not the Board has the right to  
17 table any decision regarding the application made this  
18 evening.

19 Per Section 10-10B(3) of the HARB  
20 ordinance, it states, "Timeframe for Board decision:  
21 The HARB shall render its recommendation on an  
22 application for a COA not later than 30 working days  
23 after the meeting provided for in Subsection 1B(1)  
24 herein, and shall submit recommendations in writing to  
25 council and the applicant."

1  
2           So with that stated, the Board does have  
3 the right to table any decision this evening, to take  
4 appropriate time, within the context of that section,  
5 in order to review and render a recommendation.

6           **CHAIRMAN VOSS:** Any question?

7           **MR. COHEN:** I guess it depends where you  
8 are going. I know there's a motion pending. If the  
9 decision is to table, I would ask to make comment; if  
10 you're going to make a vote on that motion, then I  
11 don't believe it's necessary. So I'll wait.

12           **CHAIRMAN VOSS:** Well, I would like to  
13 make a motion, that our decision is to table this so we  
14 have a chance to absorb additional information that's  
15 come to us in recent hours.

16           **MR. COHEN:** If I can make comment then?

17           **CHAIRMAN VOSS:** I would need a second.  
18           There being no second, the motion will  
19 not be addressed.

20           Does anyone call to motion? It has to  
21 be one of us.

22           So we don't table it, and then we'll  
23 call to question --

24           **MR. O'BRIEN:** We had a motion and we had  
25 a second. We can vote on that motion.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**CHAIRMAN VOSS:** That's why I said, we're calling to question that motion, but no one wants to second my motion for tabling.

**MR. O'BRIEN:** Correct.

**CHAIRMAN VOSS:** Exactly. So no one wants to call to question; is that what I'm hearing?

**MR. O'BRIEN:** Only to vote on the motion that is on the floor.

**MR. HALSEY:** Yeah, it's a procedural issue. We had a -- whoever made the motion, it is to table the motion.

**CHAIRMAN VOSS:** That's what he said we're doing, right?

Did you say that we're tabling the motion?

**MR. LABRUM:** A motion was made to -- for a recommendation.

**CHAIRMAN VOSS:** Correct.

**MR. LABRUM:** Is there a motion made -- the motion has been made to table the decision, and there has not been a second. So, therefore, the original motion stands.

**MR. HALSEY:** I'm sorry. I didn't actually --

1  
2                   **CHAIRMAN VOSS:** I was looking for a  
3 second for my motion to table.

4                   **MR. HALSEY:** I'll second that motion.

5                   **CHAIRMAN VOSS:** Thank you.

6                   Would you like to call for comment or  
7 question at this point?

8                   **MR. COHEN:** Yeah. Just in response, I  
9 don't want to -- you've seen our presentation, but I do  
10 want to take some opportunity to respond to what's been  
11 presented in the public comment.

12                   You know, at risk of telling you what  
13 you already know, this Board, it is charged with  
14 addressing issues concerning the public right-of-way  
15 and the visibility of improvements.

16                   I believe that the protestants, the  
17 objectors here, and even in their written packet are  
18 talking about what the view from their back yard is,  
19 what the view from the home is.

20                   That's not the province of the  
21 Historical Architectural Review Board. That issue is  
22 theirs alone. I believe that we have adequately  
23 addressed the views and the scapes from the public  
24 right-of-way.

25                   Just a few items that were addressed

1 during that discussion. It was an incorrect statement  
2 to say that the hot tub was installed without approval.  
3 Again, it was not part of the original application for  
4 the COA, but all required permits from the Borough were  
5 otherwise obtained.  
6

7 The lighting is compliant with zoning.  
8 They show pictures from July of 2022 of that lighting.  
9 First of all, there's no information on the exposure  
10 rate any of those photographs, but, regardless, changes  
11 were made to that lighting subsequent to that. That  
12 was what we were responding to.

13 Those pictures were provided to the  
14 zoning officer, subsequently provided to me. I  
15 addressed it with my client.

16 I mentioned already the railing lights.  
17 He added a number of lights that were removed from the  
18 property. Diffusers were added. A number of lights  
19 were removed from the property.

20 And I disagree with the statement that  
21 those lights are purely decorative. The lighting is  
22 for the stairways and the walkways on the roof deck.  
23 The lighting in the front of the house lights the  
24 driveway. It does serve a purpose.

25 Yes, it is a larger building. That's

1  
2 not at issue. That was approved years ago. So the  
3 lighting is appropriate.

4           What they are also showing is light  
5 coming from the interior of the building. That is not  
6 something that can be regulated by the Borough in any  
7 manner, but because of the glass walls, particularly in  
8 the rear of the building, as depicted on one of their  
9 photos, that light will come through.

10           But, mostly, I want to point out that  
11 changes were made in the lighting since these  
12 photographs were taken, and I think they are more  
13 accurately reflected in the pictures that were  
14 provided.

15           With regard to the fireplace, it wasn't  
16 elevated for the purpose of installing the chimney, and  
17 there are plans that were submitted. Specifically, in  
18 a June 20 e-mail from Mary Stover, she attached plans  
19 that were submitted for a HARB meeting in March, 2019.

20           Those plans do show -- these are the  
21 plans that include all of the materials information for  
22 the proposed improvements, and I will show -- it is not  
23 a full size copy, but there is a plan here where you  
24 can clearly see, in the chimney, as depicted again,  
25 smaller. So it's hard to see here, but there is a

1 cutout for a fireplace in that chimney.

2 And I stated earlier, this just confirms  
3 it. I'm happy to leave this with you. I have other  
4 copies, but that fireplace was part of the original  
5 plans.  
6

7 And the suggestion, just generally, that  
8 my clients have tried to circumvent the process is  
9 simply not true. We have already gone through this.  
10 They have acted in good faith along the way. Never was  
11 any issue raised.

12 They have complied with the permits that  
13 were issued for the construction of the project. They  
14 have taken recommendations by the inspectors, by their  
15 engineers, and they have constructed the property, as  
16 it was originally presented.

17 So I will ask -- I understand that the  
18 Board is considering now a motion to table this. I  
19 believe that all of the information has been presented.  
20 I would ask that you reject that motion, and act on the  
21 original motion, and recommend approval, so we can go  
22 to council, and, hopefully, get this project approved  
23 once and for all.

24 Thank you.

25 **MR. HALSEY:** Can I ask an off-the-record

1 question of the Solicitor, please?

2 - - -

3 (Discussion off the record.)

4 - - -

5  
6 **MR. LABRUM:** Members of the Board, and  
7 for the benefit of the public, a question was asked by  
8 Member Halsey about the review process undertaken by  
9 the Borough with respect to the zoning.

10 It is my understanding, as confirmed to  
11 me earlier today, that the application was reviewed for  
12 the purposes of zoning, and that it met the  
13 requirements of zoning, but that was not a decision  
14 that in any way determined whether or not it would be  
15 appropriate for HARB approval.

16 So, in other words, it does -- the  
17 application meets zoning approval, but that does not  
18 necessarily mean an approval for HARB purposes.

19 **MR. HALSEY:** Thank you.

20 **CHAIRMAN VOSS:** Any further comments,  
21 public?

22 So the motion is for tabling our  
23 decision. Do we have a second, I would call to  
24 question, unless there's further discussion?

25 All those in favor of tabling the



1 decision -- well, I don't need to say -- tabling the  
2 decision to our next meeting signify by saying aye.

3 Aye.

4 Any others?

5 Opposed?

6 **MR. O'BRIEN:** Opposed.

7 **MR. HALSEY:** Opposed.

8 **CHAIRMAN VOSS:** Okay.

9 **MR. WILLIAMS:** Aye.

10 **MS. CONNELL:** I'm sorry. I didn't hear  
11 that, John.

12 **MR. WILLIAMS:** To table.

13 **CHAIRMAN VOSS:** So, apparently, it's two  
14 to two for tabling, which means the motion is not  
15 passed.

16 **MR. LABRUM:** That is correct.

17 **CHAIRMAN VOSS:** So we will continue now  
18 to call to question on the motion for recommendation of  
19 COA, as presented.

20 All those in favor?

21 **MR. HALSEY:** Aye.

22 **MR. O'BRIEN:** Aye.

23 **MR. WILLIAMS:** Aye.

24 **CHAIRMAN VOSS:** Opposed?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Nay.

Thank you.

**MR. O'BRIEN:** Three to one.

**MS. CONNELL:** I can't hear John. I'm  
sorry.

**CHAIRMAN VOSS:** He was an aye.

Yeah, you want to speak up a little bit.

**MS. CONNELL:** Thank you.

**MR. WILLIAMS:** Aye.

**MR. COHEN:** Thank you, everyone.

(HARB Board Member Jay Freeo joined the  
Board.)

- - -

**CHAIRMAN VOSS:** Okay. Let's resume our  
meeting.

I would like to introduce another new  
HARB member, Jay Freeo.

Welcome.

**MR. FREEO:** Thank you.

**CHAIRMAN VOSS:** And now we have a  
presentation for a formal review for 2 Stockton Avenue,  
right.

**MR. FEY:** Is this on? I'm good? Can  
you hear me?

1  
2 So I want to start with, this is a  
3 really big day for New Hope Arts. New Hope Arts is a  
4 nonprofit arts organization, started by Robin Larson.  
5 I and Larry Keller are the two current founding  
6 members.

7 I have been donating my time to New Hope  
8 Arts over the last 15 years, and I think it's important  
9 each of the board members give you their name and their  
10 spellings, so they're on the record as being here.

11 **MR. FRANLIN:** Yes. Good evening.  
12 Joseph Franlin, treasurer of New Hope Arts.

13 **MS. FRANLIN:** Judith Franlin.

14 **MR. SCANDONE:** Bill Scandone, I'm  
15 President of New Hope Arts, S-c-a-n-d-o-n-e.

16 **MR. STEPHAN:** My name is Stephan,  
17 S-t-e-p-h-a-n.

18 **MS. AKINS:** Janina Akins, A-k-i-n-s,  
19 board member.

20 **MS. McHUGH:** Elizabeth McCue, M-c-C-u-e,  
21 board member.

22 **MR. FEY:** So there's obviously a few  
23 more board members that want to come and support this  
24 effort today, and I also want to introduce Connor Trask  
25 from my office and George Wolbert, who will be managing

1  
2 the digital part of our representation, which is  
3 exactly what you have in your packets.

4           There have been -- I say this and Connor  
5 going is going to shake his head. There have been no  
6 changes from what I'm going to show you on that screen  
7 that is not in your packet.

8           Connor?

9           **MR. TRASK:** Correct.

10          **MR. FEY:** Good.

11          **MR. O'BRIEN:** We don't believe you.

12          **MR. FEY:** They don't believe me either.

13                 So I say it's a big day because this  
14 Board and former Board members have been working in the  
15 nonprofit realm to support the arts in New Hope for 15  
16 years, and we are finally at a point where we have  
17 obtained a state grant, and that state grant, coupled  
18 with a capital campaign, has put us in position to take  
19 a building, which was a stable, a blacksmith shop and a  
20 gas station, and make it handicap accessible, code  
21 compliant, to the best of our ability, which means  
22 we'll be adding an elevator to all those floors.

23                 We're replacing the stair for New Hope  
24 Arts. It's kind of very steep stair, replacing the  
25 stair to the second floor, replacing the entrance

1  
2 stairs to be code complaint and the railings, which are  
3 quite treacherous right now, adjusting the front door,  
4 so that when you open the front door, it doesn't knock  
5 off the landing, because there's no space. The door  
6 actually hits the railing currently.

7           And in an effort to create a completely  
8 accessible second floor gallery, we need a ramp, and so  
9 we're going to show how we've worked the ramp into what  
10 we call the rear terrace. It has a ramp now. It's  
11 just twice as steep as it's supposed to be.

12           We used grant funding to help support  
13 the activities, and many of the grants that we are  
14 pursuing require us to have an accessible facility. So  
15 this is partially something we have been striving for  
16 for many years, partially something that will help us  
17 grow and maintain in the next opportunity to make  
18 ourselves more accessible to the general public.

19           I personally remember, and some people  
20 behind me do, taking people in chairs, lifting them up  
21 our stairwell, because we did not have a way to get  
22 them to the gallery. We hope to start construction  
23 soon. We hope by the end of April to have all of the  
24 accessible components in place.

25           So we have a very small drawing up

1 there. You have a slightly larger one in your packet.

2 Thank you, Connor.

3 I'm just going to point out that it's  
4 exactly what I just said, a proposed handicapped  
5 accessible ADA compliant entry stair of the lower  
6 portion, a proposed handicapped accessible ramp on the  
7 upper portion to our deck through the A space.

8 Can somebody point to the elevator for  
9 me?

10 To a new elevator, which will be all  
11 floors of the building, and just below that, a new  
12 stair in the lobby that will be reconstructed  
13 compliantly, and we will have, for the first time, a  
14 handicapped accessible toilet room.

15 If you can point to that?

16 Off of our lobby, so big change for a  
17 building that's been a stable and a gas station and a  
18 foundry.

19 All right.

20 **MR. O'BRIEN:** Just for clarification,  
21 none of the interior improvements are the purview of  
22 HARB.

23 **MR. FEY:** We just want you to know the  
24 why behind the what.  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. O'BRIEN:** Thank you.

**MR. FEY:** Pretty important to us as to why we're doing this.

**CHAIRMAN VOSS:** There's just one interior that I'm concerned about. Is the elevator doing anything to any of the windows on the north side of the building?

**MR. FEY:** So the answer is the elevator shaft is slightly behind one of our windows on the north side of the building.

And if we want to jump, Connor, to the plan on the second floor? Yeah. So if you want to blow that up on the second floor, I can show you.

We needed an elevator of a certain size to qualify as accessible for the capacity of this place, and there is a small piece of the elevator.

Maybe Connor or George can tell us what that distance is?

That will set a wall slightly behind the window of the center window here, facing the north side of the building.

**MR. O'BRIEN:** The window itself will not change, correct?

**MR. FEY:** Does not change the outside.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. O'BRIEN:** Thank you.

**MR. FEY:** Kind of window, a foot back, because they're 18 inches back, because they're thick stone walls. I believe it's about a 12-inch jut-out of the shaft for that.

**CHAIRMAN VOSS:** So those windows stay as is?

**MR. FEY:** Correct. Now, we are making changes to the entry windows on the front door, and windows/entryway, which we will show.

All right. Connor, do you want to go back to Page 01? Next one. Thank you.

Page 01 is just to show you the condition of the building now. I will say that we have, although it may not have always looked it, considerably improved the building from when it was purchased.

The piece to the right is the old gas station, where the restaurant is. That has been reconstructed and reclad. We have done work. Every window in the building has been replaced with a wood Marvin window, as one of our other earlier projects approved by HARB. So those are new wood windows.

The only window that was not replaced



1  
2 was the front door that you see straight on in the  
3 middle and the canopy. Other windows are all new  
4 sashes.

5 Thank you. Next.

6 I did want to point out the wonky stair,  
7 the pie-shaped steps, which if you're a code official,  
8 you know it doesn't have the six inches on the inside,  
9 the lack of railing to the inside, the lack of  
10 projecting past the stair, and the lack of a continuous  
11 handrail at all.

12 And then you can see the door is in the  
13 open position, just above.

14 If you want to point to that, George?

15 And then you can see the door actually  
16 hits the railing in the front, in its open position,  
17 and is about as noncompliant as one gets. We are --  
18 our goal is to improve all those finishes.

19 So on the rear of the building -- and  
20 rear and front just means it's opposite Stockton  
21 Avenue, where the rear terrace is. You can see there  
22 is a ramp. It is an extremely steep ramp. We will be  
23 taking that ramp and extending it further into the  
24 terrace to the next light post, structural post, and  
25 making it compliant.

1  
2           And to do so, we have to have a little  
3 bit of -- fiddle with the doorways, which I'm going to  
4 show you to, again, give those enough room so they have  
5 the clearances and turning radiuses.

6           But other than that, the only change to  
7 this elevation is the ramp, and then, of course, if  
8 you're familiar with code, you know that those X's on  
9 and the guardrails are far less than compliant. So  
10 we'll be replacing those and showing our proposed  
11 compliant railing to keep small children from falling.

12           So this, again, is a slightly larger  
13 version of what I just said. I will jump past it. I  
14 think that -- let's just stay there for a second.

15           I just want to point out --

16           George, can you show the doors as  
17 they're pushed back at the front entrance?

18           So when the doors are opened, we're not  
19 intruding on the new walkway we're creating, and we are  
20 no longer going to have two steps up. It's going to be  
21 one step up from the right.

22           And as best we can, we're proposing a  
23 canopy to cover that stair, because we all know that  
24 the best stair that meets the code is a means of  
25 egress, and the stairs as part of the means of egress

1  
2 should be covered. It is an opportunity for us to have  
3 a covering that covers the stairs completely, and on  
4 the -- and also pointing to the elevator and  
5 handicapped door.

6 All right. Let's get to the meat of  
7 this, get to the outside.

8 So this is a black-and-white drawing.  
9 The top is what's there now, the noncompliant canopy  
10 and the noncompliant stairs and handrails, and our  
11 proposal --

12 Why don't you blow up the proposal  
13 there?

14 Our proposal is to slide the entry doors  
15 to the right from where they are now.

16 George, can you just point to the purple  
17 door that is there now?

18 That's the entrance door now. The new  
19 stair, which is shadowed in behind it, the compliant  
20 stair would hit that door. It would not be able to  
21 open. So we have slid our door over to the right, and  
22 put a pair of doors, instead of a single door, given  
23 that our usage is for a gallery. It is higher and we  
24 have a little glass panel where the former door was.

25 So we're kind of removing the least

1 amount of stone. We'll come back to the photo and show  
2 you what we mean by that.  
3

4 George, can you just point out the area  
5 that we're removing the stone, which is to the right of  
6 the existing door? Yes.

7 So we're doing that so that we can have  
8 the doors in a compliant place, below the stair. It's  
9 angling up there on the left, and where the existing  
10 stone door is. Instead of tooting in new stone or  
11 trying to make it look better, that will remain a  
12 window.

13 **MR. O'BRIEN:** And the railings that are  
14 associated with those stairs, they will have handrail  
15 extensions, pursuant to the --

16 **MR. FEY:** Yeah.

17 Let's go to the plan, and just make sure  
18 we put those correctly and blow up the right side.

19 So, George, I'm going to let you point  
20 out the railings.

21 **MR. WOLBERT:** They extend beyond both  
22 sides and this also wraps around.

23 **MR. O'BRIEN:** So it wraps around  
24 one tread, right?

25 **MR. WOLBERT:** Right.

1  
2                   **MR. FEY:** So we initially had two  
3 treads, and many of you saw some of our earlier  
4 sketches. We had two treads at the bottom, but that  
5 last tread projected into the ultimate right-of-way,  
6 and in working things out with our zoning officer, we  
7 have tailored that last step back, and added another  
8 step in the second one, so that this is a compliant  
9 plan that doesn't require any zoning relief. That took  
10 a few months of back and forth for us to get that  
11 right.

12                   So what George had pointed to is it's  
13 one step up on the right platform. We have a little  
14 planter to the side to collect the water that's going  
15 to come off of the canopy, and then you're going to  
16 make a left-hand turn and come up three steps to the  
17 landing.

18                   Very lightly in there is dotted in a  
19 five-foot circle, and our doors are recessed back, so  
20 as you open the door, you're not pushing someone off  
21 the landing or hitting them as you come up the stair,  
22 and you're not impacted by the five-foot circle.

23                   **MR. O'BRIEN:** Okay. At the bottom, on  
24 the street side, it's going to require a variance from  
25 the state, because when you wrap around, it's not going

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

to be one slope for tread.

**MR. FEY:** So you'd like, instead of wrapping around, to be straight?

**MR. O'BRIEN:** That is what is required.

**MR. FEY:** I'm happy to change it.

**MR. O'BRIEN:** Okay.

**MR. FEY:** And I appreciate the feedback. We want it to be as compliant as possible. We're really not trying to push the envelope on this project or deviate.

**MR. O'BRIEN:** No.

**MR. FEY:** We can certainly make that straight down. It's not a problem.

Does everybody know -- George, can you just point to the area that we just said?

**MR. WOLBERT:** Right here.

**MR. FEY:** So instead of turning back on itself, it's straight.

**MR. O'BRIEN:** It's got to be straight on the slope for the tread.

**MR. WOLBERT:** Okay.

**MR. FEY:** Understood. Understood. Thank you.

Okay. Next image.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**CHAIRMAN VOSS:** I don't know if it's this image or the one before, but just one clarification. You said there will be no infill necessary?

**MR. FEY:** George, can you point to the stone on the left that's remaining? Right there where your hand is. Left, left, left. Right there. Right there.

So that is existing stone, and that is the existing door, and then we're only going to remove stone --

Go to the right.

-- to there.

**CHAIRMAN VOSS:** So that glass panel will --

**MR. FEY:** Be where the door was.

**CHAIRMAN VOSS:** -- be as far as the door, but no further?

**MR. FEY:** Yeah. That's exactly where the edge of the door was.

**CHAIRMAN VOSS:** Okay.

**MR. FEY:** So, again, it's the minimum amount of stone to move the doors, so they don't hit the underside of the stair, recessed back and just that

1  
2 width.

3                   Okay. Thank you.

4                   All right. Why don't we shrink it, get  
5 back?

6                   All right. So this is the side, north  
7 side. Again, the only impact you're seeing is the  
8 redesign of the platform, if you will, heading towards  
9 the north. There will not be a stair.

10                   Right now, if you come down that stair,  
11 you're getting dumped out very close to the corner. It  
12 feels very dangerous to us to drop people off.

13                   Go back to the plan for a smidge.

14                   So right now the stair drops you off  
15 right close to the corner, and it's a little bit blind.  
16 We don't like it and it doesn't lay out. It doesn't  
17 work. We can't physically do it. So we're proposing  
18 not having a stair to that side, having the one stair,  
19 which puts you further away from the corner.

20                   Back to the other elevation, please.

21                   And then you can see the canopy, which  
22 mirrors the landing. We'll show you our proposed  
23 materials for the canopy. On the other side, on the  
24 left of it, you're seeing our new ramp, and if Connor  
25 blows that up, you'll begin to see the new railing



1  
2 system, which we will show you in detail is a metal  
3 mesh attached to the existing steel frame.

4 We're just going take out the exits,  
5 which are wood, put in the mesh and keep the rest. So  
6 the posts, the lights, all of that will be retained.

7 Connor, if you would go to the next  
8 slide, that might be helpful.

9 So where the X's are will be removed and  
10 we will infill that with the metal mesh, which we will  
11 show you details of. Along that same line, you can see  
12 a little up-down piece there.

13 Yes. Thank you.

14 That is a former cooking -- there was a  
15 little grill there. That is what's left over from the  
16 hood of the grill. We're going to take that off.

17 Okay. So this is our taking that  
18 drawing and putting it on a third dimension so you  
19 could actually see a little bit more of the stair, and  
20 the opening, and the canopy, which would be steel with  
21 a corrugated metal roof on it, and that corrugated  
22 metal roof matches the metal corrugated roof of the  
23 main building.

24 Although it doesn't slope, it's  
25 relatively flat, and it will slightly slope to our

1  
2 planter over on the right.

3 Can you point to our planter over on the  
4 right for us, George?

5 Right, so there's a little planter there  
6 that we're choosing not to put a downspout there and  
7 mess it all up. We're just going to let that water  
8 come off, drop into our planter. The planter will be  
9 designed to receive the water.

10 Okay. So the rear elevation, where the  
11 terrace is, you can see that our ramp now takes up two  
12 bays instead of the one way. The structure and posts  
13 are all the same, and we're infilling our new railing  
14 system, which we will get to on the lower level.  
15 Everything else remains the same.

16 **MR. FREEO:** Question on the ramp.

17 **MR. FEY:** Yep.

18 **MR. FREEO:** On the rear ramp, you're  
19 essentially installing now what I call sort of a  
20 switchback ramp?

21 **MR. FEY:** No.

22 **MR. FREEO:** It's being shifted over from  
23 the current ramp?

24 **MR. FEY:** It's going to stay to the  
25 left, yeah.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. FREEO:** It's shifted to the east?

**MR. FEY:** Yes.

**MR. FREEO:** Right? And because the current ramp is extremely steep, so you're having to take the new ramp that much further, I would think, to comply with --

**MR. FEY:** Yeah, twice as far.

**MR. FREEO:** Yeah. Yeah.

**MR. FEY:** Yeah, twice as far, which means to get into the first two doors --

George, can you point to the first two doors.

We have to come up the ramp and turn and go behind and go --

**MR. FREEO:** That was the switchback I was referring to. Exactly. Exactly.

**MR. FEY:** Many designs were done to accomplish that, and if we want to go back to the plan, now that we brought that up, it will help everyone understand what we're talking about.

And, George, if you can just point?

The location of the wall of the terrace is the same.

**MR. FREEO:** Right.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. FEY:** But the ramp is a handicapped width, I believe it's 42 inches wide, and it is compliant in its lengths.

And then can you just show the person walk around the ramp, George, around and in the doors?

And to make those doors complaint, we have to push them in again, a little like we're doing to the front doors.

**MR. FREEO:** And that gives you enough width for wheelchair access?

**MR. FEY:** It is the prescribed width of ramp. Actually, handicapped ramps, they do not prefer them to be wide. They want the person in the wheelchair to be able to use --

**MR. FREEO:** Swing into the door.

**MR. FEY:** The swing of the door lightly has a five-foot circle in it to show --

**MR. FREEO:** Okay.

**MR. HALSEY:** I think I misheard you. The canopy is all steel EPM roof? There's no corrugated metal?

**MR. FEY:** The underside, if you look up, it will be corrugated, but you won't see the roof unless you're a drone, unless you look at the underside

1  
2 of it, the ceiling of it, if you will.

3 **MR. HALSEY:** Got you.

4 **MR. FEY:** There's no canopy or roof over  
5 the rear part. It's only in the front.

6 **MR. FREEO:** Ralph, I wasn't sure with  
7 the canopy. I couldn't see how that canopy -- front  
8 canopy is supported.

9 **MR. FEY:** Yeah. No. We're still  
10 working on that.

11 George, again, I promised you I would  
12 not add any drawings.

13 Can you go back, Connor, to the north  
14 elevation?

15 Because I also promised I wouldn't --  
16 north elevation, that's not the north. That one -- I  
17 promised I wouldn't add any drawings to the mix.

18 Our engineers are putting a steel tube  
19 inside of the stone wall, which will run from the floor  
20 to there, won't be seen from the outside, and that  
21 steel tube will then allow us to cantilever that off of  
22 it, and it will have a slight pitch towards the  
23 planter, which is at the end. It will essentially  
24 look --

25 Well, do you want to jump to the end,

1  
2 Connor, to show them what it's going to look like on  
3 some other buildings? Just right to the end. Go to  
4 the photos -- that's it, right there.

5 So it will essentially have the feel  
6 here of corrugated metal and steel channel. You can  
7 see that there's some secondary channels here, but  
8 that's essentially our look.

9 Because we do have steel posts inside,  
10 we are not going to need the tension bars, but here --  
11 the example of other buildings, that's the Art Yard,  
12 newly constructed, using a similar attitude of canopy  
13 with some numbers and letters.

14 Ferry Market in downtown New Hope, which  
15 we have worked on, and the canopy is -- the underside  
16 is wood, but our proposal is keeping with the slightly  
17 industrial nature of the imposition of the new glass,  
18 which will be black and thin, and will be this finish,  
19 and if you rub your hand across it -- if you could pass  
20 that around?

21 It has the feel of wrought metal,  
22 without the cost of wrought metal. It will be a wood  
23 frame clad in wrought -- fake wrought metal. It's  
24 aluminum, but it feels like wrought metal and it's very  
25 thin.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. FREEO:** Ralph, there's also a reference on the drawings to lighting on the canopy.

**MR. FEY:** Sure.

**MR. FREEO:** I didn't quite know about all of that.

**MR. FEY:** George, why don't you come to the mic and explain the lighting on the canopy?

And maybe, Connor, go back to the --

**MR. WOLBERT:** Right. So the lighting inside the canopy would just be some lighting, just below the canopy, just for when you're walking up the stair.

**MR. FREEO:** Down lighting.

**MR. WOLBERT:** Yeah.

**MR. FEY:** No, you were there.

**MR. WOLBERT:** It would be a series of down lights, just to illuminate.

**MR. FEY:** Say the stair.

**MR. FREEO:** Right.

**MR. WOLBERT:** And that would have some small lighting, just to light the sign, because the sign won't be a lit sign. It will be --

**MR. FEY:** So, again, go to Stella.

So Stella has a little -- small little

1  
2 light bar there. So if you've been to Stella -- no?  
3 We did this, incorporated that piece right there, the  
4 light bar that just ever so slightly grazes the  
5 bracket.

6 **MR. FREEO:** And it doesn't allow you to  
7 see the actual lights?

8 **MR. FEY:** You don't see the source.

9 **MR. WOLBERT:** Yeah.

10 **MS. CONNELL:** Can I ask a question, if I  
11 could please? I don't have a sign permit here for  
12 that, and it's not mentioned in the application.

13 **MR. FEY:** The permit or the letters?

14 **MS. CONNELL:** The letters.

15 **MR. FEY:** I thought it was.

16 **MS. CONNELL:** No.

17 **MR. FEY:** It says -- on my submission,  
18 it says, signage, paint metal lettering.

19 **MS. CONNELL:** There's no sign permit.  
20 There's no approval for the zoning.

21 **MR. FEY:** You discussed this with her?

22 **MR. WOLBERT:** I did. We are keeping  
23 within the required --

24 **MR. FEY:** So we'll still need to get a  
25 permit, even though it's compliant.



1  
2           **MS. CONNELL:** Well, for the record, I  
3 just wanted to mentioned that.

4           **MR. FEY:** And if we need to come back  
5 for the signage, because we need that first, I'm happy  
6 to do that. Our goal is to keep the builder moving  
7 forward. We're going to close the gallery on the 16th  
8 of this month and start demolition. So hopefully we'll  
9 be tracking on its time to build.

10           **MR. FREEO:** Ralph, if I may, you just  
11 mentioned the time frame. I happened to stop by the  
12 building today, and just did a quick walk around, and  
13 the woman that -- I forgot her name.

14           The woman that owns the gallery, she  
15 asked me when construction was going to start, because  
16 it was impacting her. She was trying to understand it.

17           **MR. FEY:** Sure.

18           **MR. FREEO:** And so if someone could get  
19 with her, that might be a good thing.

20           **MR. FEY:** So the person that is going to  
21 be managing the construction is Glen, and our interface  
22 with our tenants is Bill, and they are probably best to  
23 address any tenant interface conversations.

24           **MR. FREEO:** She just happened to  
25 approach me. I'm just saying, suggesting that someone

1 reach out to her, and just keep her informed of what's  
2 happening and the time frame and her concerns.

3 **MR. FEY:** There's actually written  
4 letters to all the tenants about timing.

5 **MR. FREEO:** She should have gotten one.

6 **MR. STEPHAN:** We have notified  
7 everybody, and working very with them. It's going to  
8 be modest for most of those people.

9 **MR. FEY:** Glen has laid out the design  
10 of that rear ramp to happen in less than a week, so  
11 that the tenants of the rear terrace will have less  
12 than a week of downtime, and they are aware. So we  
13 think we're doing a good job of communicating, but if  
14 you're telling us we could do more --

15 **MR. FREEO:** Maybe she didn't read her  
16 mail. I don't know, but it might not be --

17 **MR. FEY:** Do you want to come to the  
18 mic, Bill?

19 **MR. SCANDONE:** Yeah.

20 **MR. FEY:** This is Bill Scandone.

21 **MR. SCANDONE:** Hi. She has been told  
22 many times.

23 **MR. FREEO:** Okay.

24 **MR. SCANDONE:** And our tenant manager  
25

1 had written her and seen her many times, and let her  
2 know when the construction will start.

3 **MR. FREEO:** Okay. And unrelated to  
4 HARB.

5 **MR. FEY:** We appreciate it.

6 **MR. SCANDONE:** I appreciate it. Thank  
7 you.

8 **MR. FREEO:** Just keep doing a good job.

9 **MR. FEY:** So we have been working hard  
10 not to impact the tenants. The only tenant that needs  
11 to close is New Hope Arts.

12 **MR. FREEO:** Yeah.

13 **MR. FEY:** The other tenants can remain  
14 open throughout the construction, except for that one  
15 week maximum that we're negotiating with the person  
16 who's going to reconstruct the rear deck, and what the  
17 best week will be.

18 **MR. FREEO:** I just have a few more  
19 questions. Just out of curiosity, the back railing is  
20 going to get a mesh railing?

21 **MR. FEY:** So we have actual photos of  
22 the proposed --

23 If you can go to the products now?

24 So just start with -- let's just start  
25

1  
2 with the first one, because I already mentioned the  
3 windows. Black windows, just go back to the windows.

4 Right there, that's our textured door,  
5 and there's a window, but the window looks like a door.

6 Next.

7 The front railing will be the same  
8 railing system as the interior railing. That is a  
9 simple bar stock welded and painted black with the  
10 handrail shown on the left.

11 George, point to the handrail, please.

12 So we have 42-inch high requirements for  
13 handrails. The right is not an industrial railing. It  
14 appears to be a residential railing. So it is for  
15 looks, not for actual display.

16 Next.

17 Our rear railing we see, as I mentioned,  
18 as infilling the existing metal, and we're thinking  
19 about we'd like to just make some frames, and attach  
20 them to what's there, because the rear terrace has a  
21 little bit more of an industrial flare, as represented  
22 by our drawing on the left, and the images on the  
23 right.

24 **MR. FREEO:** I guess that was my point.  
25 Would a rod railing be more appropriate on the back,

1  
2 more appropriate for the building? And you looked at  
3 it, apparently, but I --

4 **MR. FEY:** So I'm just going to be very  
5 blunt and say our intention is to take an existing  
6 stone building and cut a hole in it, and place a  
7 non-historic doorway in it, not mullion glass, glass,  
8 thin construction, as though we had gone out and bought  
9 a metal frame from a guy in Brooklyn and dropped it in.  
10 In the truest sense, it is the new and the shell is the  
11 old.

12 The canopy, also, not trying to be a  
13 canopy that a horse would have gone under in the late  
14 1800s. It is exposed steel. It is corrugated metal  
15 where our existing roof is. So the new is the new and  
16 the old is the old.

17 We don't see the terrace as the old.  
18 The terrace is right now all exposed painted black  
19 metal, except for the wood, but if you go underneath  
20 it, it's corrugated metal underneath.

21 So we see the terrace as that industrial  
22 add, and the only reason that we're not putting the  
23 industrial in the front is because we really like the  
24 feel of the railing on the inside flowing right to the  
25 outside.

1  
2           So I would say, if you want me to change  
3 anything, I'd change the front to the industrial before  
4 I moved everything to the other.

5           **MR. FREEO:** I understand. I think the  
6 black rod rail has more of a traditional look than the  
7 industrial.

8           **MR. FEY:** I agree with you. That's why  
9 we don't want to use it. We don't want a traditional  
10 railing. We want new to be new and historical to be  
11 historical.

12           **MR. FREEO:** Okay.

13           **MR. FEY:** But I understand, this is why  
14 we're here in front of you.

15           **MR. FREEO:** Sure. Sure.

16           **MR. FEY:** You get to weigh in. That's  
17 just our thinking.

18           **MR. FREEO:** Ralph, in reference to new  
19 LP siding on the -- I guess that would be the south  
20 elevation -- and that didn't seem to be much.

21           **MR. FEY:** We have already submitted and  
22 have that approved in a former submission, but I can  
23 certainly --

24           If you go back to the plan, since you  
25 weren't here for that? In a former submission -- I

1  
2 don't think we have a photograph of that side of the  
3 building.

4           The parking lot side of the building is  
5 quite dilapidated and it is currently wood. It is --

6           Go back.

7           **MR. TRASK:** Right there?

8           **MR. FEY:** Right there.

9           It's down here. It's the back side of  
10 this.

11          **MR. FREEO:** Right.

12          **MR. FEY:** And it's the only bit of wood  
13 siding that really was never maintained. It has holes  
14 in it. It has electrical on it, and you can see  
15 through it. So when you're in the gallery, you can  
16 literally see outside.

17                So, yeah, so that was a previous  
18 submission to HARB that we made to reclad this wall  
19 right here in material that looks like what's there,  
20 but is not wood siding. And if it's still this there,  
21 I apologize. It's a spillover from a previous  
22 submission.

23                All right. Products, we were going  
24 through the products. Make sure we get all the way  
25 through.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. TRASK:** That's it.

**MR. FEY:** All right. So we will, obviously, have to come back with a signage zoning approval, but our canopies are shown here, and the intention is to not have letters above.

Next. Is that it? Is that the last page? Okay.

**MR. O'BRIEN:** Mr. Fey, there will have to be a small sign in the front that directs people to the accessible entrance in the back.

**MR. FEY:** Is that part of the signage packet or is that something we get the benefit of having to do?

**MR. O'BRIEN:** I don't think that needs to be identified in the signage packet.

**MR. FEY:** But we should --

**MR. O'BRIEN:** But it is required.

**MR. FEY:** Absolutely.

**MS. CONNELL:** Directional.

**MR. FEY:** Please make note, directional signage so that people know to come here.

**MR. TRASK:** Yep.

**MR. FEY:** Agreed. We'll submit that when we submit the actual letters, at the same time.



1  
2 Okay. We got through that at least.  
3 Now, ask all of your questions.

4 **MR. FREEO:** Okay. On Drawing 5, there's  
5 a reference to a new window at the south end of the  
6 west elevation front, and I could not quite figure out  
7 which window that was. It looked like it pointed to  
8 the window that's on the art gallery building.

9 **MR. FEY:** Right, so that's a door  
10 currently.

11 **MR. FREEO:** Right. Right. Right.

12 **MR. FEY:** And we need to replace that  
13 door with a window.

14 So if you would go to the photograph, so  
15 they've got that in their head? The photograph looking  
16 from the corner, yes, and blow that up.

17 So there's currently a door there.  
18 There are two doors into that gallery. One is at the  
19 bottom of the stair, the other is in the front. We  
20 need to have our landing there, and that door, the  
21 frame will remain, and we'll place a window where that  
22 opening was.

23 **CHAIRMAN VOSS:** Got you.

24 **MR. FEY:** Good question. I skipped over  
25 that. Thank you.

1  
2                   **MR. FREEO:** Okay. I don't know if  
3 anybody else has any other questions, but I have one  
4 pet peeve I just want to get off my chest now, that  
5 because this is a significant historic building, I'd  
6 certainly -- and I see the contractor is here, and I'm  
7 sure he'll see to it, but I can't tell you how many  
8 times I've seen historic stonework in around New Hope  
9 that's done, and it seems like the mortar that's used  
10 is either white or it's gray.

11                   **MR. FEY:** So we won't be doing any  
12 stonework, but if you do need to turn a corner, we will  
13 be matching the mortar that we did on this building two  
14 years ago.

15                   **MR. FREEO:** Right. Well, I thought you  
16 said you did have to -- you have to move stone?

17                   **MR. FEY:** Remove.

18                   **MR. FREEO:** Remove, right.

19                   **MR. FEY:** And like I said, that mortar  
20 is two years old and we did it. We were fortunate  
21 enough that what we found below, and we repointed, and  
22 as removed from there to --

23                   **MR. FREEO:** Right.

24                   **MR. FEY:** If we need to match the mortar  
25 as it turns in, we will hire the same mason, and he'll

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

use the same mix that he used when he put --

**MR. FREEO:** It makes a world of difference, yeah.

**MR. FEY:** Patchwork stuff makes it --

**MR. FREEO:** Yeah, I know. Thank you.

**MR. FEY:** Yeah, it's one of my pet peeves, too.

**MR. FREEO:** One other question is the concrete. The new concrete in the front, will that be painted?

**MR. FEY:** No.

**MR. FREEO:** It's going to stay gray?

**MR. FEY:** Yes.

**MR. FREEO:** Okay.

**MR. FEY:** Lighter than gray, a little brighter, a little whiter than gray, but, yes, natural.

**MR. FREEO:** Because I think it's painted now, I think.

**MR. FEY:** Many coats of paint.

**CHAIRMAN VOSS:** Will it have any metal treads or anything to give it strength or just --

**MR. FEY:** I'm going to ask George to respond.

Will there be a metal tread at each of

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

the steps set into the concrete?

**MR. FREEO:** Like a bullnose?

**MR. FEY:** I don't think we proposed  
the --

**MR. WOLBERT:** I don't have it in there.  
I don't know if that's something that will help with --

**MR. FEY:** George, mic.

**MR. WOLBERT:** Sorry. Sorry.  
Currently, we don't have any plans for  
that in the design.

**CHAIRMAN VOSS:** I just didn't know.  
It's not taking direct weather --

**MR. WOLBERT:** Right.

**CHAIRMAN VOSS:** -- so it might not need  
it.

**MR. WOLBERT:** Right.

**CHAIRMAN VOSS:** You were saying the idea  
Jay pointed out, the railing on the back, it's just it  
was interesting. When I walked by looking at it, there  
is the X railing that you're asking to get rid of. I  
can see that. There's also vertical railing at the far  
end, the south end, and there's horizontal, if you can  
scroll, move the picture, the one at the top?

**MR. FEY:** We actually plan on being back

1 here in doing that stair tower over, but we're not sure  
2 we have enough funds for that right now, but it is a  
3 questionable railing system that's been there for a lot  
4 of years. It's not meant for the elevation that we're  
5 doing now. It's really just meant as a get out of the  
6 building. So at some point --

8 Can you go to the upper railing? I  
9 think you had it in one of your photos. Yes, there.  
10 Thank you. Blow that up a little bit.

11 So it is there. We don't think it's --  
12 we expect to be back in front of you as we work our way  
13 through the entire building.

14 **CHAIRMAN VOSS:** So I guess part of what  
15 I was thinking is the same thing as you had mentioned.

16 **MR. FEY:** Yeah, it's just we're not sure  
17 we have enough funds to go past what we're asking for  
18 today.

19 **CHAIRMAN VOSS:** I guess the reason I was  
20 thinking that I would like to bring it up now is if you  
21 liked the idea of horizontal bars -- I don't know what  
22 you would call them -- and I'm not saying you do, but  
23 it just seems like that would certainly conflict with  
24 the verticals and the squares. I didn't realize there  
25 was square grids.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. FEY:** Can you blow that up a little?

**CHAIRMAN VOSS:** I guess the reason I was thinking of it is it might be helpful to think of this entire system now, because unless you think --

**MR. FEY:** We see it all mesh and --

**CHAIRMAN VOSS:** Unless you can do mesh on the bottom and something that's not mesh on the top. I was thinking that if it's mesh, that's a lot of mesh, especially against the wood clad and everything. So I guess that's what I just wanted to know.

I'd almost rather not make a decision about the infill. I know you have to put something in, when you rebuild it, but I think I'd like to know sort of at least the idea for the whole thing, because like I said, I think the mesh, if continued off the stairs and seems, just seems like that would be awfully industrial, and especially strange looking against the horizontal patterns that you have.

That's what I was just wondering. I didn't want to make you spend more now, but I -- that was the question that came to me when you --

**MR. FEY:** So what Glen is saying is that maybe the mesh that was shown was a little too tight, and we could go with a bigger, a little more open mesh

1  
2 that's more transparent, like the upper floor, so that  
3 maybe we could use that as our starting point, make it  
4 a little larger, like three inch by three inch or three  
5 and a half by three-inch grid, yeah, like that.

6 No, I want to get a decision.

7 He wanted to know if I want to defer for  
8 the signage. The answer is, no, I want to keep going  
9 on this. The shop drawings and fabrication can be  
10 done, and I think this group is the right group to find  
11 some clarity.

12 **MR. O'BRIEN:** So the scope of the  
13 application only extends to where the cross-section  
14 ends, right?

15 **MR. FEY:** It does, and if we go to  
16 the --

17 **MR. O'BRIEN:** The rest of those stairs  
18 look scary.

19 **MR. FEY:** They are scary, and we are in  
20 hopes of accumulating more funds. Hopefully, no one is  
21 using them, except in case of fire.

22 The photo?

23 So you see the mesh there that's on the  
24 bottom one?

25 Can you blow the bottom one up?

1  
2 So more like that or even a little more  
3 open, it almost becomes transparent.

4 **CHAIRMAN VOSS:** I think, personally, I  
5 like that look better myself, but I didn't pick that  
6 up. Maybe it was just the photos I have didn't show it  
7 as clearly, how that large that --

8 **MR. FREEO:** The other photos show it as  
9 tighter.

10 **MR. FEY:** We have different photos with  
11 different amounts of tightness.

12 **MR. FREEO:** Got you.

13 **MR. FEY:** Expecting to have this  
14 conversation. You can see the balconies beyond are  
15 almost transparent.

16 **MR. FREEO:** Yeah.

17 **MR. FEY:** And will be painted dark gray,  
18 black, so it should be rather visually transparent.

19 **MR. HALSEY:** Is there a number on that  
20 image that we can note?

21 **MR. FEY:** Yep, bottom right-hand corner,  
22 12, lower right.

23 Can you zoom out, Connor?

24 Lower right-hand corner of 12.

25 Can you tell me how big your grids are



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

on the actual specific stair drawing?

**MR. WOLBERT:** One and a half by one and half.

**MR. FEY:** I think we would double it.

**MR. WOLBERT:** Yeah.

**CHAIRMAN VOSS:** Well, I'm seeing ADA two-inch area wire mesh.

**MR. HALSEY:** Two inches, yeah, I think that's what that is.

**MR. O'BRIEN:** That's the two inches.

**MR. WOLBERT:** Two inches.

**MR. HALSEY:** Yeah, two inches.

**MR. FEY:** And do we think that right-hand photo is that same railing system or is that randomly selected and added to this page?

**MR. WOLBERT:** It's randomly selected, but --

**MR. FEY:** It feels like it's a little larger.

**MR. WOLBERT:** The drawing is good.

**MR. FEY:** So one of the reasons that the mesh is as transparent as it is because it's getting strength from the weave, whereas the horizontal rails have to be strong enough for a person to stand on, and

1  
2 keep us from falling out. So this is, as you can see,  
3 a rather transparent look.

4 **CHAIRMAN VOSS:** I do like the  
5 transparent look. The one on top bothered me, so I  
6 thought that's what you were proposing.

7 Okay. I don't know what you were up to,  
8 but did you finish?

9 **MR. FEY:** I have, yes.

10 Connor, can you go back to the front  
11 elevation? All right.

12 **CHAIRMAN VOSS:** I did have a question as  
13 I was -- when you remove the door and put in a pane of  
14 glass, it's going to set back.

15 **MR. FEY:** It is. So the plan --

16 **CHAIRMAN VOSS:** Is it going to be same  
17 as the new doors?

18 **MR. HALSEY:** No, it's going to be set  
19 back the depth of the door, the existing.

20 **CHAIRMAN VOSS:** Okay. And then the new  
21 doors are set back from that?

22 **MR. FEY:** Correct.

23 **MR. TRASK:** Correct.

24 **MR. FEY:** I want to be real clear about  
25 what I'm saying.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Blow that up.

So the door itself is in roughly this location, and that door will be placed with a pane of glass. It's essentially a door fixed, and then we're going to drop -- instead of these doors starting here and coming out and doing that, they will be recessed to the point when the door opens, it doesn't click or change this movement system.

So the door is a three-foot door?

**MR. WOLBERT:** Correct.

**MR. FEY:** And so that will be set back three feet.

**CHAIRMAN VOSS:** So, again, very unlikely that you need to worry about -- on the right-hand side, you're worried about stone facing.

**MR. FEY:** We might just have to clean that up after we cut it.

**CHAIRMAN VOSS:** The other side is going to pretty much stay intact?

**MR. FEY:** Yep.

**CHAIRMAN VOSS:** It's not going any deeper. Okay.

**MR. FREEO:** And on the return, that's a fixed glass panel on either side to get you back to the

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

door opening?

**MR. FEY:** It is. Fixed glass panel the one side, glass, glass, glass door, glass door, solid panel on this side, because it seemed a little weird to have that little tiny stub.

**MR. FREEO:** Got you.

**MR. FEY:** So glass, glass, two glass doors, stone.

**CHAIRMAN VOSS:** Any further questions?

**MR. FREEO:** Is there any change to the pavement outside?

**MR. FEY:** Sorry?

**MR. FREEO:** Is there any change to the pavement outside, in terms of restoration or anything else?

**MR. FEY:** So one of our earlier projects was to replace all of the --

Can you go to the photos?

We replaced all the sidewalks on the front. You can't see them in this photo. All these are -- from that point on, that's all new sidewalk.

**MR. FREEO:** Right.

**MR. FEY:** So our steps would be coming this way, and just a little bit behind that building

1  
2 you'll see, when we go back to the plan. So I'm going  
3 to say that we don't anticipate tearing that up. We  
4 will be tearing this up, because we're also doing  
5 some --

6 We're still doing the sewer line  
7 connection?

8 **MR. SCANDONE:** Yes.

9 **MR. FEY:** We have some plumbing  
10 problems. We have to reconnect to the street. But,  
11 no, we propose leaving what's there and working with  
12 it, unless Glen tells me that his work is going to mess  
13 up that sidewalk. He's shaking his head no. We're  
14 going to leave what's there.

15 **MR. FREEO:** So where that red brick is  
16 now, does that stay red brick?

17 **MR. FEY:** So, no, that will be our  
18 landing. So step, step, landing, step. That's all  
19 covered in our new landing.

20 If you can go to the plan again?

21 **MR. FREEO:** So it will be concrete  
22 pavement?

23 **MR. FEY:** Yep. So yep. So this is the  
24 area currently. This is the curve. This is the red  
25 brick, and it will be steps, landing, step.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. FREEO:** Right.

**MR. FEY:** All of the brick will be covered in concrete, and there's a little tiny piece right across here that we're going to have to pour concrete, because we can't extend the step any further. It would intrude on the ultimate right-of-way, which is that line right there.

**MR. FREEO:** Okay.

**CHAIRMAN VOSS:** And that window is going to be covered?

**MR. FEY:** It is. That is a window to the basement.

**CHAIRMAN VOSS:** Right.

**MR. FEY:** We will block it up and cover it.

**CHAIRMAN VOSS:** And so you won't have to infill with the stone, as far as you know --

**MR. FEY:** It's actually -- can we go back to the photo?

So our landing will come right about there, and we are going to have to fill that.

Glen, stone? Stone that we used -- that we take out here will be reused here?

**MR. STEPHAN:** Yes.

1  
2                   **CHAIRMAN VOSS:** So I guess part of the  
3 reason I was wondering is if we have any sense of  
4 whether that will remain wood and original to the  
5 building, and the reason I ask that is because you  
6 can -- I know you wouldn't necessarily say the window,  
7 but you could memorialize its existence, if we think it  
8 was --

9                   **MR. FEY:** Right, if you think you want  
10 us to keep that little thing, and put a piece of glass  
11 there, I don't personally have a strong feeling, but  
12 let me just help with you the memorialization.

13                   Originally, this building was another  
14 floor taller. There was no bridge on Bridge Street,  
15 and there was no canal. So the building predates all  
16 of that.

17                   So when this building was built, right  
18 there, well, that would have been about six feet off  
19 the ground, and all of this street, and on all of  
20 this --

21                   Can you zoom out, Connor?

22                   All of this was that.

23                   **CHAIRMAN VOSS:** So that could have been  
24 the top of a door. The reason I --

25                   **MR. FEY:** Could have been the top of a

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

door, could have been anything.

**CHAIRMAN VOSS:** But part of the reason I was asking is, I don't know. I tried looking at it when I walked by earlier. It didn't really look like header stones were used there.

**MR. FEY:** It is not.

**CHAIRMAN VOSS:** I looked and looked, but it --

**MR. FEY:** The garage was added here. There was deck off of here to the street, where they pulled the carriage up and walked right in. It's evolved.

**CHAIRMAN VOSS:** One part of me just -- I understand you want to make the opening larger, because you like doing that, but being preserved, the existence and opening, and if it's filled with plaster or -- as compared to filling with stone to completely hide it. I just didn't know. I don't know how you feel about that.

It's an interesting piece of history, particularly since it does show the likely position of the door, perhaps before the street was raised. I have no idea what's inside.

**MR. FEY:** It's our basement and it's a



1 high-up window in the basement. We'll take your  
2 guidance on that.

3 **MR. FREEO:** What's the composition of  
4 that window? Is it a clear glass window? Is it a  
5 dividing light? Is it aluminum? Is it wood?

6 **MR. FEY:** Which one?

7 **MR. FREEO:** The window, the new window.

8 **MR. FEY:** The new window is an open  
9 piece, just one piece of glass.

10 **MR. FREEO:** A single light and --

11 **MR. FEY:** So if you can zoom in, Connor,  
12 on the gas station?

13 The gas station has single lights,  
14 single panes of glass all the way across. There are no  
15 mulls in any part of the gas station, and we would just  
16 be continuing that aesthetic here.

17 **MR. FREEO:** Around the corner, yeah.

18 Okay.

19 **MR. FEY:** As part of the gas station era  
20 of the building.

21 **MR. FREEO:** Aluminum? Wood?

22 **MR. FEY:** We are up proposing wood. All  
23 the windows in the building are currently wood. The  
24 new windows we're proposing are going to be clad. This  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

would be wood to match the rest of the glass.

**MR. FREEO:** Okay. Thank you.

**MR. FEY:** Painting.

**MR. FREEO:** I thought this was very good and comprehensive actually.

**MR. FEY:** Thank you. I appreciate that. My team thanks you. Usually, I just get to come back and get some feedback.

**CHAIRMAN VOSS:** Like I said, the memorialization, to me, I like to save things where we can. This is getting tucked away so much, I can go either way on it, but I don't know anyone else's feeling about that.

You know, as long as -- if it's only -- I know you have to open it up to get all of the sewer work done, and it's torn apart, but if it's only a window on the inside, has no look like it was ever a door, I'm happy to say let's infill it and move on.

**MR. FEY:** And Glen is happy -- I think he actually -- he just shared, he is happy to plaster in the slot that was left and leave frames. So we don't have a strong feeling. I have a feeling he's thinking it's going to cost more to put stone in than to plaster it.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. STEPHAN:** No, I think it was more along the lines of what his point is.

**MR. FEY:** So, clearly, we're good with that.

**CHAIRMAN VOSS:** I'm happy with that option.

**MR. O'BRIEN:** That was probably a motion.

**MR. FEY:** Might be a vent coming out of that, too. Who knows?

**CHAIRMAN VOSS:** Any further questions?  
I guess before we do a motion, we could open it up to the public.

Any comments, questions?  
Do we have a motion?

**MR. O'BRIEN:** I'd like to make a motion to approve the Certificate of Appropriateness for 2 Stockton Avenue with the following comments: One, handrail extension for the 2017 ICCA 117.1 be provided in all stairs and ramps; two, the door is to be changed to a window at adjacent gallery that was previously the gas station; the canopy is recommended for approval, as submitted; signage to be submitted at a later date, and not part of this application; and the mesh railing to

1  
2 the rear, the infill material to be two-inch mesh, per  
3 the discussion today.

4 **MS. CONNELL:** Excuse me. I don't have a  
5 sign permit for those letters.

6 **MR. O'BRIEN:** That's why it's not  
7 included within this --

8 **MS. CONNELL:** I just wanted to make sure  
9 that was clear. Thank you so much.

10 **MR. O'BRIEN:** Those are the five  
11 conditions for approval.

12 Would you like me to go over it again?

13 **CHAIRMAN VOSS:** Do we need to mention  
14 the memorialization or are we comfortable with that  
15 change?

16 If you can just add that?

17 **MR. O'BRIEN:** The sixth comment is that  
18 the small window to the front, on the right-hand side  
19 of where the new stairs will go, going into the  
20 basement is to be memorialized and not filled with  
21 stone.

22 **MR. FEY:** Could it be stucco?

23 **MR. O'BRIEN:** Could be stucco.

24 **CHAIRMAN VOSS:** Do we have --

25 **MR. HALSEY:** Second.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**CHAIRMAN VOSS:** Any further discussion?  
Public?

All right. Call to question, all those  
in favor of the motion?

**THE BOARD:** Aye.

**CHAIRMAN VOSS:** Any opposed?

So it sounds like it's five-zero.

**MR. FEY:** So on behalf of the Board, I  
hear a sigh relief behind me. Thank you.

**MR. O'BRIEN:** Just make sure you come  
back with the letters for the sign.

**MR. FEY:** He heard you. He'll whip me.

**CHAIRMAN VOSS:** So the next proposal is  
a proposed for review for 135 Old York Road.

**MR. HALSEY:** And just before we start, I  
know it is marked formal review. I don't know that --  
I'm not -- I don't think we're in a position to  
consider this as a formal review, because there aren't  
architectural drawings showing existing and proposed,  
and sort of the requirements of the HARB application  
aren't met for a formal review here.

So we could consider it as a concept  
review, but I'm not sure that we can review it without  
the required architectural drawings. Unless I missed

1 something, there's only renderings depicted here.

2 **MR. BOYD:** Exterior renderings, yes.

3 **MR. HALSEY:** Which, I mean, it might be  
4 worth talking about it. I just don't think we're going  
5 to be able to issue a recommendation from the formal  
6 review perspective, based on what was provided.

7 **MR. MANN:** Do you want us to come back?

8 **MR. BOYD:** Yeah. I think we need to  
9 discuss, you know, what we can discuss then.

10 **MR. HALSEY:** Yeah.

11 **MR. FREEO:** Yes.

12 **MR. BOYD:** You know, our focus is on the  
13 exterior, not knowing that the interior would play a  
14 role in your approval, I guess.

15 **MR. HALSEY:** No, it's not that. It's  
16 that scaled construction drawings are required for a  
17 formal review of projects.

18 **MR. BOYD:** Okay.

19 **MR. HALSEY:** You can show us the  
20 interior, if you want.

21 **MR. BOYD:** So my name is Keith Boyd.  
22 I'm a developer with Barley Homes, and I think we're  
23 here because we were on the original HARB board agenda,  
24 probably about six months ago, ran into a couple of  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

zoning issues.

We decided to table that meeting, go back to the drawing board. We have been working with Mary for several months, fine tuning the site to get all the zoning issues in compliance.

So kind of I'm at the point -- it's kind of taken a little longer than I thought, and that's fine, but at this point, I guess we're trying to get to the next step, so that then we can hopefully get to a finalization of the project.

Yeah, so I hope we can consider what was in front of you, and, you know, discuss that, and we'll fine tune the plans, and we'll come back with a submission for a final.

Before I get started, there was a question asked by one of the Board members, and I'll just leave the drawings and make a copy of that.

Okay. So you guys, do you have that?

**MR. FREEO:** We do.

**CHAIRMAN VOSS:** I didn't bring mine.

**MS. CONNELL:** We ask for information prior to the meeting, if they feel that something is missing.

**CHAIRMAN VOSS:** This is very helpful.

1 We got this. JoAnn had sent this to us earlier today.

2 **MR. BOYD:** So our general concept of  
3 this property, it's an existing house. We have it  
4 dated somewhere 1928, per se. It's a single two-story  
5 family house or, yeah, two-story house.  
6

7 We're keeping the entire front existing  
8 part of that intact, you know, only updating it, you  
9 know, for, you know, because it's beat up.

10 There's an existing -- there's a  
11 newer -- I'll call it a newer addition that was put on  
12 the back that's, like, a wooden siding. That will be  
13 removed, and, you know, a newer addition will be put on  
14 the back of that house, and then we're proposing a twin  
15 unit joined to it to the left, which is the stone  
16 portion that you see on the drawings.

17 **MR. O'BRIEN:** The addition that is going  
18 to go on the back, it's going to be two stories?

19 **MR. BOYD:** That will be two stories.

20 **MR. MANN:** So just for reference, this  
21 is the part on the existing -- so the existing  
22 building, as seen from sort the interior of the court,  
23 this is the --

24 **MR. BOYD:** One-story addition on the  
25 back.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. MANN:** That comes down.

**MR. BOYD:** Which is also shown on the plan here.

**MR. MANN:** Shown here.

**CHAIRMAN VOSS:** And do we have a sense of a time frame of that addition?

**MR. BOYD:** We think 1980-ish.

**CHAIRMAN VOSS:** So quite --

**MR. BOYD:** Yeah.

**CHAIRMAN VOSS:** -- recent?

**MR. BOYD:** Much, much more recent.

**CHAIRMAN VOSS:** So just a suggestion. Again, Justin pointed out the architectural drawings. I do like these a lot. Especially when they're missing, we feel like we're left out.

**MR. BOYD:** Okay.

**CHAIRMAN VOSS:** It's hard to see what the perspectives are, but we do need the elevation drawings. I mean, the architectural elevations would be very helpful. It gives us a sense of scale that's not biased by sort of the perspective. So that's just something I would like to suggest for the follow-up.

**MR. BOYD:** Okay.

**CHAIRMAN VOSS:** The other thing is, it's

1 possible to remove the trees, because, again, part of  
2 our mandate is to consider additions so that they are  
3 subservient to the original structure, and it's very  
4 difficult for me to look at this drawing, and say this  
5 new addition is less massive than the original house.

6  
7 **MR. BOYD:** Okay.

8 **CHAIRMAN VOSS:** And from what I can -- I  
9 couldn't tell. For example, I mean the more  
10 information, but it was difficult for me if it was set  
11 back, for example. That's one way. By setting it  
12 back, it diminishes its importance --

13 **MR. BOYD:** Yeah.

14 **CHAIRMAN VOSS:** -- to the view. So  
15 those are some things that I wanted to get feedback on,  
16 and these perspectives make it difficult for me to say  
17 with certainty that it met the conditions that we have  
18 for additions.

19 **MR. BOYD:** Okay.

20 **MR. HALSEY:** It may be helpful -- not  
21 that the renderings need to be redone, but it might be  
22 helpful to do a site plan, the existing site plan, so  
23 that we're looking sort of apples to apples at  
24 different angles, before and after.

25 I realize that a little bit of -- you're

1  
2 not going to be able to match the perspective perfectly  
3 all the time, but I think that would be really helpful,  
4 because it does seem like you guys are growing the  
5 building away from the main street. There's a site  
6 plan.

7 **MR. BOYD:** Yeah, it's like a triangle  
8 almost.

9 **MR. HALSEY:** Yeah.

10 **MR. BOYD:** We are growing it. We do  
11 have the benefit of the tree in the front, which, you  
12 know, we showed it, because we think it's important to  
13 show that the addition is overpowered, you know, the  
14 addition isn't overpowered to the existing structure.

15 This property also goes down hill, and  
16 as it goes down the hill on Old York Road, the bank of  
17 the dirt comes up. So you're kind of -- as you walk  
18 down, the existing house looks bigger, and the piece  
19 that will be in the back is further up the road.

20 **MR. HALSEY:** We have been saying this a  
21 lot. A lot of times questions come up in front of us  
22 and say, oh, is that visible from the street, over a  
23 roof line. And one of the classic drawings that does  
24 that is the long section through the property, the site  
25 line thing.

1  
2 I mean, just the topography there, that  
3 doesn't have to be detailed. Just a super simple  
4 section through the property would be huge for that as  
5 well, and I think you guys were here for the 182  
6 presentation?

7 **MR. BOYD:** Yeah.

8 **MR. HALSEY:** I think you understand why  
9 it is a requirement, why, as Keith said, dimensions are  
10 super helpful. They show sensitivity to the site. We  
11 can't position where we don't have the specifics, and  
12 somewhat more objective scaled drawings.

13 **MR. BOYD:** Okay. So I guess that leaves  
14 us with not a lot to talk about.

15 **MR. HALSEY:** And it does seem that  
16 you're using materials that are appropriate. I would  
17 be curious if the stone is wrapping the sides of the --  
18 I believe that's part of the addition. There's  
19 questions, but I think material-wise, detail-wise, it  
20 appears appropriate as an addition, and the evolution  
21 of the property. I don't think -- there's nothing  
22 jarring. I would hope all the materials turn the  
23 corners with the volumes.

24 **MR. MANN:** They do.

25 **MR. HALSEY:** There's nothing glaring.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

It's just being able to be specific about those.

**MR. BOYD:** Specific scale of each component, yeah.

**MR. O'BRIEN:** The addition that is going on the existing house, the ridge line is going to be much higher --

**MR. BOYD:** It is.

**MR. O'BRIEN:** -- than the existing house.

**MR. MANN:** Yeah, I'll just make a quick point on kind of how we approached this. I know this -- you're right with the terms of perspective, but you can see the existing house from sort of the primary view, which is there's a parking area, and then as you come up the road.

So that building is really effectively a one-story building with dormers. It's pretty small scale, but the additions were designed to be two-story structures, and the way we approached it was rather than trying to treat this low scale thing as the dominant structure, was to look at what would be a typical movement in time, an evolution of the building over time, and let this stone structure become the earliest of the structures.

1  
2 So since this is the 20th Century  
3 element, we went back in time into the 19th Century  
4 here, and its scale and its place in the plan, because  
5 it's sort of a central element to the plan here. This  
6 box takes the dominance. This is the existing low  
7 scale.

8 **MR. O'BRIEN:** That's the addition?

9 **MR. MANN:** So that would be --

10 **MR. O'BRIEN:** What you're pointing to is  
11 the addition?

12 **MR. MANN:** Yeah. Yeah.

13 **MR. BOYD:** That's set up here.

14 **MR. O'BRIEN:** That's the existing house?

15 **MR. MANN:** This here.

16 **MR. O'BRIEN:** Right.

17 **MR. MANN:** Right. So this is a series  
18 of additions to this being the central largest of the  
19 elements, and then layering down from there, both in  
20 terms of scale, and in terms of time, at least  
21 perceived time.

22 **MR. FREEO:** Guys, I have a question.  
23 When you look at your Page 6, that is the view sort of  
24 from Sugan Road. Okay. And what I'm trying to  
25 understand is, the structure to the left, I believe, is

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

the addition?

**MR. MANN:** This is the addition, yes.

**MR. FREEO:** Right. And why do I not see any of the original building in that photo and in that rendering?

**MR. BOYD:** It's in front of it.

**MR. FREEO:** Because on the plan here it projects out.

**CHAIRMAN VOSS:** Well, the backside of it --

**MR. MANN:** Here is the original building.

**MR. FREEO:** Right.

**MR. MANN:** What's left of it. This interior section was that small addition. This boulder box is the addition, which is taller, certainly, than the existing, and that shot from here that you see on Page 6, this simply is not --

**MR. FREEO:** But I guess what I'm saying is, in the plan view, the existing structure is further east than the addition.

**MR. BOYD:** I think the perspective of that is more from the old Carol C. Dorey parking lot in the back of the house. If you were on Sugan, you would

1  
2 see -- we don't have that perspective, but you're going  
3 to see half of the old section and half of the addition  
4 from Sugan instead of the farmhouse on Sugan.

5 **MR. O'BRIEN:** I think it's hidden by the  
6 chimney.

7 - - -

8 (Discussion off the record.)

9 - - -

10 **MR. FREEO:** And that is a new chimney on  
11 the addition?

12 **MR. MANN:** That's a new chimney on the  
13 addition, yes.

14 **MR. HALSEY:** Do you guys plan on going  
15 for zoning approval with, like, a sketch plan, site  
16 plan?

17 **MR. BOYD:** Yeah.

18 **MR. HALSEY:** I feel like that would  
19 be -- just add whatever that drawing is will be super  
20 helpful, because it has the topo and everything on it,  
21 right?

22 **MR. BOYD:** It does, and this has it --

23 **MR. MANN:** This has that. This is that  
24 drawing.

25 **MR. BOYD:** That just doesn't have



1 stormwater -- it doesn't have the stormwater management  
2 shown.

3  
4 **MR. MANN:** If you have the addendum that  
5 has the shots on it, it took all that data off  
6 because --

7 **MR. BOYD:** It's in the original packet.

8 **MR. MANN:** Which I can understand. This  
9 is a little bit confusing. There's probably data on  
10 here. So it wasn't obvious where the shots were taken  
11 from, and to make that something that I could send and  
12 to get printed out, we took all that data off.

13 **MR. HALSEY:** Got you. Right.

14 **MR. FREEO:** I think that plan view --  
15 what's the need for that? It's some sort of retaining  
16 wall shown in, like, a black. What is it for?

17 **MR. BOYD:** Again, if you're coming down  
18 Old York Road, towards Sugan, the road declines, and  
19 there's a bank of dirt, you know. To get the parking  
20 in, we have to cut a little bit of that bank, put the  
21 retaining wall up to be able to pull in there.

22 **MR. FREEO:** Okay. There's some, I don't  
23 know, arborvitae or what they are. There's a very  
24 significant row at the back end of the property. I  
25 guess that would be the north end.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. MANN:** You are saying up here?

**MR. BOYD:** Yeah. Yeah, that all comes out.

**MR. FREEO:** It all comes out?

**MR. BOYD:** Yes.

**MR. FREEO:** Well, that kind of changes your -- now you're exposed to York Road, right?

**MR. MANN:** No.

**MR. BOYD:** No, the arborvitaes are going to be -- they are in the back. They're in the back and to the side, where that perspective -- we're not showing in that picture. We're at the back of the addition. That's where the arborvitae would be seen.

**MR. MANN:** But they are on your sheet one. So they come off of -- they actually go through where these two patio are. There are two private patios here.

**MR. FREEO:** Right.

**MR. MANN:** They come off the back of that addition that's coming down.

**MR. FREEO:** Right, and back to the left and parallel to the property line.

**MR. BOYD:** Yeah, so they're not shown on that view that you have where you said, looking from

1 Suga.

2  
3 **MR. FREEO:** Right, I know. I  
4 understand, but I was out there today, and I saw them  
5 out there.

6 **MR. BOYD:** Yeah.

7 **MR. FREEO:** And what I'm asking is,  
8 those are all going to stay? That's a mature row of --

9 **MR. BOYD:** The ones in the back will  
10 stay. The ones on the side cannot stay, because  
11 they're in the building envelope.

12 **MR. FREEO:** Got it. Okay. Okay. And  
13 the reason I mentioned that is because if those stay,  
14 that blocks the view of Old York Road essentially.  
15 Suga Road, you will see this property from Suga.

16 **MR. BOYD:** No, those are back here. You  
17 wouldn't see them from the Raven or the Carol C. Dorey,  
18 old Carol C. Dorey. Up front there's the real big  
19 tree, and there's another tree in the front, and then  
20 there's some trees on the side.

21 **MR. MANN:** And Suga is pretty -- you  
22 know, it's not even on this drawing. It's over here.

23 **MR. FREEO:** Right. I walked it today.  
24 I could clearly see the property from Suga, so it's  
25 exposed to Suga. That's what I'm trying to

1 understand, which trees are staying.

2 **MR. BOYD:** Yeah.

3 **MR. FREEO:** Okay.

4 **MR. WILLIAMS:** Question, that view  
5 compared to the amended submission, so the -- and then  
6 also the view on Page 6 of the original, is -- there's  
7 discrepancies with the patios. That shows two patios  
8 separated, and they're not the same size, separated by  
9 a fence.

10 **MR. BOYD:** Yep.

11 **MR. WILLIAMS:** And then this rendering  
12 on Page 6 shows one continuous wall going down there,  
13 and which I would assume would be one patio.

14 **MR. BOYD:** I think that the 3-D is  
15 showing you the first wall, and it's probably not  
16 taking into consideration the jut-out on that second  
17 wall, and there could be a slight discrepancy between  
18 what the architect put on there and what the engineer  
19 put on there as far as --

20 **MR. MANN:** I think it's missing from  
21 this drawing, but there is, in fact, a wall that comes  
22 out from the farthest edge of the larger of the two  
23 patios, continues out and returns back, and that gap,  
24 the gap that's occupied by the fence and by the  
25

1 distance from the smaller patio to the wall is supposed  
2 to be landscaped, even though it's landscaped for the  
3 patios themselves. So that is a continuous wall of  
4 that shape.  
5

6 **MR. BOYD:** Yeah, because the grade falls  
7 off on that side, because you can see the fence goes  
8 all the way out to that edge, and then there is a wall  
9 that comes up and around.

10 We took the license, I would say, to  
11 make that wall as tall we could for privacy for those  
12 two areas, consistent with the fact that this is a  
13 six-foot fence. We hadn't really gotten into whether  
14 we were going to build a six-foot stone wall or not.

15 **MR. FREEO:** Okay. I agree. I think the  
16 floor plan would be of great value to get a better  
17 perspective of what was -- it would be very helpful.

18 **MR. BOYD:** Interior floor plans?

19 **MR. FREEO:** For the scaled floor plan.

20 **MR. HALSEY:** I mean, yeah, the elevation  
21 drawings are going to be the most useful, and it's  
22 clearly designating the existing, and then the proposed  
23 being able to -- the floor plan is not so much -- we  
24 can't weigh in on what rooms are, but just showing the  
25 size.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. MANN:** I totally understand.

**MR. BOYD:** Okay.

**MR. FREEO:** And on the existing structure, is all of that siding getting replaced or is that the existing refurbished?

**MR. BOYD:** So that existing siding was probably once wood, but I think it's been overlaid with, like, aluminum. So, yeah, I don't think -- yeah, there's a lot of band-aids on this thing. So it needs to be --

**MR. FREEO:** So you'll replace it.

**MR. BOYD:** It needs a cleanup, yeah.

What is your feeling about the staircase in the front with the railings? We left it on here for now. It can stay, it can not stay. I mean, we're planning on leaving it. Is there any objection to that staying, because it's part of the original look of the house, and you know?

**MR. FREEO:** Well, wouldn't you need it for access?

**MR. BOYD:** Well, you can walk up the driveway.

**MR. HALSEY:** It's a remnant of the house that predates the 1980s. I mean, also, just for

1 reference, totally fine to replace the siding. Just  
2 make sure to call out.  
3

4 For the easiest, getting through this  
5 process, the specification for all the exterior  
6 materials, any lighting that's there, roofing  
7 materials, gutter materials, all that stuff, and then  
8 specs for the windows, whether it's Marvin, wood or  
9 similar, all that stuff, we'll ask those questions.

10 **MR. BOYD:** Yeah.

11 **MR. MANN:** We actually have a legend, if  
12 you will.

13 **MR. HALSEY:** Yeah, I saw that. I saw  
14 you had a lot of that stuff there, and I just need that  
15 represented on the drawings. That will be the  
16 speediest way for us to get through this.

17 **MR. MANN:** Understood. Understood.

18 **MS. CONNELL:** Drive safe.

19 Sorry.

20 **MR. FREEO:** And one architectural --  
21 another architectural feature you have, and you've  
22 explained this, Brian, you made reference to the stone  
23 portion of the home, as attempting to make it look  
24 like, you know, 19th Century or whatever, and thus the  
25 shutters, because I noticed they're, obviously, not

1  
2 anywhere, but they're only on the stone building.

3 **MR. MANN:** Yeah, this really is an  
4 attempt to do something here. We have got, you know,  
5 two households now, one that's an existing building  
6 from sometime in the early 19th, early 20th Century,  
7 and so how we sort of bring this all in.

8 We actually spent a lot of time thinking  
9 about it and changing massing and pushing and pulling,  
10 and the idea that really took over, that we're  
11 reflecting here is that this was the first of the  
12 structures on the site, that it was somebody's -- it's  
13 got more formal stone treatment, a more cut stone  
14 treatment, the raked joint. It's got some formality,  
15 and in the header and sill treatments, cornices, so on  
16 and so forth, and then it layers off of that.

17 **MR. FREEO:** One observation, looking at  
18 Page 5, I think you've done a really nice job of  
19 running the roof lines, especially the gable roofs, in  
20 line with the dormers. It just kind of flows rather  
21 nicely.

22 But the addition to the left, why do you  
23 have that large expanse of siding, and just three  
24 windows in there? What is that? That's not a garage,  
25 is it? Why does it look that way?



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. MANN:** So we really are struggling to balance here views and access from the inside out for living space. So if you remember, the patio is on the opposite side of this, so the living space is on the opposite side of this.

The kitchen is here, and so we if had a floor plan, it would help to explain that. This is a breakfast area with a little bench seat, a window seat up against the breakfast area, kitchen in here, and then again, this is a bedroom, master bedroom up here.

So we have got windows facing -- instead of facing to the parking lot, we've got windows facing to the open space in the back, and then bathroom and closet on the opposite side, with not a lot of glass that you can see from the other side, but now you're looking over into somebody else's back yard, which, from tonight, we're trying to avoid.

So we're stuck with balancing all of these inside-out lifestyle issues with the architecture, and given that this is probably the least dominant of the facades, it gets the least patterning of windows in response.

**MR. FREEO:** Okay. So you're going to be in big trouble if you don't put windows in the kitchen.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. MANN:** Well, there are windows in the kitchen.

**MR. FREEO:** But on the other elevation, you're saying, right?

**MR. MANN:** They're on the opposite side. That window is here --

**MR. FREEO:** That's the kitchen.

**MR. MANN:** Yeah.

**MR. FREEO:** Got it.

**MR. MANN:** And then the bedroom.

**MR. FREEO:** Okay.

**MR. MANN:** Small window in the bathroom, and then this is the family room or gathering area. That opens out to its private door.

**MR. FREEO:** Personally, I think that Photo 6, that broad expanse of siding just gives it more of a barn look, instead of a dwelling, but that's just personal.

**MR. BOYD:** Yeah, I don't think you're wrong. It's tough, but when I show you the plans, I think you'll understand. It's a very tight site. It's got some good views and some bad views, and these aren't big. I forget the square footage, 1,500 square feet.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. MANN:** 2,500 each unit, total.

**MR. BOYD:** Yeah.

**MR. FREEO:** All right.

**MR. BOYD:** And, for instance, we could lavish another material on here, but then it starts to take away from this, going back to the essence is a -- these are the same buildings, same unit, and, yet, this one is trying to read as its own first and primary structure on the site, and then this is one of the layers coming off it.

Maybe grandpa had more money, you know, and that happens because these spaces can afford to have the formality there that's reflected in the materials and the fenestration and the porch and so on, and then these start to give way.

**MR. HALSEY:** One of the things, strictly ordinance based, that might come up when we review this next time is that there is an intent not to recreate the past, but to differentiate the existing from the proposed.

It doesn't need to be extreme. It doesn't need to be some flat roof or anything like that, but I'm just thinking here, there's an opportunity to do something, like change the eve detail

1  
2 to be more minimal, something about the trim around the  
3 windows, something about the proportion of the windows.

4 Right now it feels very even, and, like,  
5 the narrative you're creating is that it was an old  
6 house that rambled over time, but the way our ordinance  
7 asks us to look at these structures is to say, if there  
8 is something that has any historic characteristics,  
9 that the addition should both respect it, but it also  
10 should not try to blend it all together.

11 So just that might not necessarily be a  
12 planned out thing. It may just be a detailing in  
13 contract in a more subtle way. Just trying to queue --

14 **MR. MANN:** Okay.

15 **MR. HALSEY:** -- up things that may come  
16 up the next time.

17 **CHAIRMAN VOSS:** One thing I was going to  
18 jump in with, just as the idea of that we're actually  
19 guided toward the original structure, the addition  
20 being subordinate to it.

21 And it's an intriguing idea that you  
22 have, sort of reversing history, and saying this is  
23 what you're calling the two. The new dwelling was the  
24 original, and trying to mimic history in it, and then  
25 mimic the history evolving toward to the new building.

1  
2 It's an intriguing idea, just sort of counter to our  
3 guidelines.

4 **MR. HALSEY:** When was the original,  
5 original building?

6 **MR. FREEO:** 1927.

7 **MR. HALSEY:** '27.

8 **MR. FREEO:** Yeah.

9 **MR. HALSEY:** Not that it's some magical  
10 piece of history, just that it did exist, yeah.

11 **CHAIRMAN VOSS:** With that in mind, I  
12 think the thing that cures that is that if the two  
13 dwellings were not attached, so that unit two could be  
14 developed the way you wanted to, in other words, give  
15 it whatever look you want, give it the crisp lines, the  
16 sharp corners, the stone. Is it stone?

17 **MR. MANN:** It is, yes.

18 **CHAIRMAN VOSS:** The stone, and then this  
19 second house, which is actually the original one,  
20 because this new dwelling is no longer part of it, is  
21 no longer treated as an addition. It can take on its  
22 own life on the property.

23 The original building can then have its  
24 subservient addition, meaning that, for example, it  
25 won't look, what, five to eight feet taller than the

1  
2 original building.

3           **MR. HALSEY:** It won't be a bigger  
4 version of the same house. I think because we  
5 understand economics and zoning constraints here, we're  
6 not asking you to make it smaller next to a small  
7 existing house. We understand that, economically, it  
8 would not be a smart move to develop this property. It  
9 doesn't make any sense.

10           So I think Keith's point is good, that  
11 maybe something, architecturally, that could be  
12 interesting about -- I mean, they can be physically  
13 connected, but maybe the break between those is --  
14 maybe there's one language of the new that is actually  
15 looking like the old grandfather's house; two is the  
16 original house; and three is the connection piece sort  
17 of clearly defines them.

18           I think that would create a really clear  
19 pathway through our guidelines to make it more --  
20 again, not that it's any major plan changes, like --

21           **CHAIRMAN VOSS:** Well, for example, on  
22 the new addition, if it were set back farther, it would  
23 probably feel narrower, but if it were set back farther  
24 from I'll call it the facade, from the front door of  
25 the existing dwelling, I think having it set back, even

1  
2 if it had a little more rise to the roof, being set  
3 back would give its distinction, give a little more --  
4 just leaves the original dwelling a little more  
5 primary.

6 **MR. MANN:** So to be -- just so I  
7 understand, if we're talking about this addition, which  
8 actually is -- the facade of that addition is just to  
9 the west of this. It sort of receives that lower  
10 element.

11 Are you suggesting that it's this  
12 element that receives and gives us maybe a little  
13 negative space there?

14 **MR. HALSEY:** Yeah, it's almost --

15 **CHAIRMAN VOSS:** Right.

16 **MR. HALSEY:** Because right now the  
17 materials that are inside the corner have to kind of  
18 touch each other and feel continuous in some way,  
19 unless the roof lines are different, but if they're --  
20 if that connection wasn't so much like, this is just  
21 the same house where the wall is turning, but there was  
22 a break and some articulation of that. I don't exactly  
23 know what --

24 **MR. MANN:** Yeah. Yeah. Yeah. No.

25 **MR. HALSEY:** How do you break that slot

1 window that has some other cladding above and below, so  
2 that there's clapboard, there's stone and there's this  
3 other thing, whatever. I'm sure there's --

4 **MR. MANN:** Yeah, in this transition  
5 here. That's really a very neat idea.

6 **MR. HALSEY:** Because I think what we try  
7 to do here is not, you know, I like this, I don't like  
8 that. I think that doesn't have any role here. It's  
9 what is our ordinance, what is it trying to get us to  
10 do, and how do we help shepherd projects through that.  
11 So I think that's the clearest way, so that we're not  
12 sitting up here pretending that are tastes really  
13 matter.

14 **MR. BOYD:** In working through some of  
15 the zoning challenges, that second house, we pushed  
16 that house all the way back to the corner of the  
17 building envelope.

18 **MR. HALSEY:** Yeah.

19 **MR. BOYD:** And so I understand what  
20 you're saying about here, and this line could -- we  
21 probably should darken this for the next thing, because  
22 that house is way up the road. It's actually  
23 deceivingly further back than the plan shows.

24 Like, if there was a stake out in the  
25



1  
2 ground there, and you can -- the front of the house,  
3 too, because the ground slopes. You see most of the  
4 basement sticking out of the ground, then you see the  
5 first floor, then you see the roof, and that second  
6 piece is kind of way back. So from the front, it's  
7 going to look way back.

8 **MR. HALSEY:** Yeah. Yeah.

9 **MR. BOYD:** The jog to separate them, I  
10 got to keep them together on one wall somewhere for the  
11 zoning ordinance, but, yeah, I understand what you're  
12 saying.

13 **MR. MANN:** Yeah, I think there's  
14 something we can do in here to carry your thoughts  
15 forward and be more compliant. So we can mess with  
16 that, and I think this is actually very useful that we  
17 are getting to do this independent of the rest of the  
18 drawing.

19 **MR. BOYD:** Yeah, these are tough.

20 **MR. HALSEY:** We do understand.

21 **MR. BOYD:** It's like a dialogue that we  
22 need to go through to kind of get, you know, satisfied  
23 and get something --

24 **MR. O'BRIEN:** I think we're just looking  
25 for some level of articulation between the existing

1 structure versus the new addition.  
2

3 **MR. BOYD:** Okay.

4 **MR. O'BRIEN:** Okay. Because right now  
5 your renderings have everything in white.

6 **MR. BOYD:** Yeah.

7 **MR. O'BRIEN:** You know, white Hardy  
8 plank, and it just blends all together. You don't even  
9 know --

10 **MR. BOYD:** I mean, would something even  
11 like painting that existing house with the existing  
12 colors through the addition and doing something similar  
13 to that provide that --

14 **MR. HALSEY:** I think what we're looking  
15 for is something that has more architectural impact,  
16 because anyone can buy the house and repaint it.

17 **MR. BOYD:** Okay.

18 **MR. HALSEY:** And not that -- I think  
19 that would still go in front of the Board anyway, but  
20 there's something very transient about breaking  
21 something by paint versus --

22 **MR. BOYD:** A detail.

23 **MR. HALSEY:** Yeah.

24 **MR. MANN:** Yeah. I think we can  
25 accommodate that with the other constraints we have.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. BOYD:** Feeling on the wall or a fence on the back there from Suga? Because it's kind of -- I don't know that we're stuck on either one. I know walls come up. Is the wall something that's, you know --

**MR. HALSEY:** Which page is the best view there?

**MR. BOYD:** Five or six.

**MR. MANN:** I think it's this wall.

**MR. O'BRIEN:** Your residents are going to hate it, I'll tell you that right now, mainly because once you put that wall up, in the fall, every leaf that falls gets stuck to it.

**MR. BOYD:** And the snow.

**MR. O'BRIEN:** And the snow, right.

**MR. BOYD:** Yeah. Yeah. There's actually going to be a considerable amount of landscaping over there on the side. So I don't know that we need the wall.

**MR. O'BRIEN:** Right.

**MR. BOYD:** I'm just saying, is a fence more, you know, in keeping with the ordinance or is it nothing to keep --

**MR. O'BRIEN:** I don't think the

1 ordinance specifically references that, but provide an  
2 opening that you can --

3  
4 **MR. BOYD:** Yeah, get in and out. Yeah.

5 **MR. O'BRIEN:** -- do something there, and  
6 you know, sweep it.

7 **MR. FREEO:** You know, one other thing I  
8 want to throw out there, may be totally off base, but  
9 it's done oftentimes between -- a connector between an  
10 old dwelling. Sometimes you combine barns with houses,  
11 and I don't know what the correct architectural term is  
12 for it, but it's sort of a connector that would --  
13 almost where the existing bump-out on the existing  
14 house, that ground structure on the back, which was,  
15 what, 20, 30, 40 years ago, whatever it is, that should  
16 be torn off.

17 But what if a portion of that were to be  
18 simply a connector? It is short. Between the existing  
19 house and the new addition, and that breaks it up and  
20 provides that distinction between old and the new, and  
21 I don't know if you can do that or architecturally it  
22 makes sense for you. Just a thought. It would -- if  
23 you put in it, say 15.

24 **MR. MANN:** There's not a lot of space.

25 **MR. FREEO:** I know, yeah.

1  
2                   **MR. MANN:** So that -- and you can see on  
3 here.

4                   **MR. FREEO:** It makes it set back.

5                   **MR. MANN:** I mean, here is that addition  
6 that you're talking about that's coming down, and here  
7 is the piece that gets put up top of it. That's 24 by  
8 24.

9                   So I think, to Mr. Halsey's point, you  
10 know, it's about what's happening right here, where  
11 this existing that stays also, and this new takes the  
12 sort of privacy here, that that transition, as you see  
13 it here, that can be done without -- you know, there's  
14 no way to get a breezeway from here to a smaller box  
15 and still make it function in that.

16                   **MR. FREEO:** Yeah. Yeah, I get that.  
17 Yeah.

18                   **MR. MANN:** You know, Keith can speak to  
19 it. I don't think it matters here at all for anybody.  
20 I know it's late. I'm exhausted and I didn't have to  
21 make any decisions. You know, I know what his intent  
22 was initially was not to have half of this thing be a  
23 parking lot, but that's the way that --

24                   **MR. BOYD:** Yeah, the zoning was a  
25 challenge, which is unfortunate, because this road,

1  
2 when we drove up and down the road, there's parking all  
3 over the street, and all over the front of the house,  
4 and all over the side of the house, and I'm not allowed  
5 to do any of that, because the zoning just doesn't  
6 allow parking in the front or parking in the street,  
7 and doesn't allow more than 5,000 square feet of floor  
8 space.

9           And it was determined through the zoning  
10 officer and the solicitor that the garage floor is  
11 considered floor space. So we had these enclosed  
12 garages, you know, a little bit cuter layout, and it  
13 was all condensed and --

14           **MR. MANN:** It was much more villagey  
15 scale, and parking became the tail wagging the dog  
16 here, because you can see the size of the park lot is  
17 as big as the building.

18           **MR. BOYD:** Yeah, our entrance is in the  
19 middle. We have one set up here. This one was a lot  
20 further away, and we had it all working, but it's a  
21 zoning issue, or else we would have been here six  
22 months ago.

23           **MR. MANN:** Just so you feel our pain.

24           **MR. BOYD:** Okay.

25           **MR. MANN:** Thanks.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**MR. FREEO:** Thank you.

**CHAIRMAN VOSS:** So it looks like we're going to have a formal review of 14 East Mechanic Street. We have paperwork in front of us. If anyone feels they have any questions about it, we can ask.

I don't think there's a need for you to present, unless you'd like to field the questions that we have.

**MR. HALSEY:** Yeah, I'm happy to answer any questions, because I realize there's two people that were not here. The note is that the technicality had to do with the drawings note both parcel numbers.

We are combining two contiguous townhouses. They're actually two condo units. We are combining them, which we are going through the different recordings, building permits, following all the other necessary steps there.

The only exterior change here is the introduction of a chimney flue that actually happens to occur essentially at the boundary of those two units, and causes us to eliminate an existing cedar privacy screen on the terrace. So that's the entirety of the --

**MR. O'BRIEN:** The cedar across the

1  
2 screen is also the boundary between the two units?

3 **MR. HALSEY:** Yes. Yes, between the --  
4 there's a third floor terrace that's outside of  
5 bedrooms on Unit 16 and another bedroom area of 14.  
6 Now that the units are combined, that whole third floor  
7 is one combined floor serving the new combined unit.  
8 So that privacy screening goes away, and the chimney  
9 flue rises in approximately that location.

10 **CHAIRMAN VOSS:** So a clarification, so  
11 14 E --

12 **MR. BOYD:** Yes.

13 **CHAIRMAN VOSS:** -- was first. It does  
14 or does not own the privacy screen?

15 **MR. HALSEY:** That's the hilarious part.  
16 It's on the border of the unit. So 14 E has the  
17 privacy screen, one side of it, and 16 E has the other  
18 side of the privacy screen. It's literally at the  
19 boundary of those two units.

20 **CHAIRMAN VOSS:** Okay. So a decision  
21 that we looked at last time was for the privacy screen,  
22 but now we have to look at the privacy screen  
23 specifically for 14 E, and the chimney flue  
24 specifically for 14 E.

25 **MR. HALSEY:** Yeah, and, honestly, the --



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

yes, because --

**CHAIRMAN VOSS:** I just want to make sure we're clear.

**MR. HALSEY:** Yes. The work is identical, but should be considered per unit. So I would say that we are removing -- for 14, we are removing a cedar privacy screen and introducing a new chimney flue with cedar enclosure to match the previously installed privacy screen.

**CHAIRMAN VOSS:** Let's stop right there then. That's 14 E.

**MR. HALSEY:** That's 14 E.

**CHAIRMAN VOSS:** Any questions about that?

**MR. FREEO:** No.

**CHAIRMAN VOSS:** Do we have a motion?

**MR. O'BRIEN:** I recommend approval of the application, as submitted, for 14 E Mechanic Street.

**MR. FREEO:** I'll second.

**CHAIRMAN VOSS:** So do we have any questions from the public?

All right. Any further discussion?

All those in favor?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**THE BOARD:** Aye.

**MR. HALSEY:** Thank you.

**CHAIRMAN VOSS:** Opposed?

Sixteen East Mechanic Street.

**MR. HALSEY:** We are removing an existing cedar privacy screen and installing a new chimney flue with cedar enclosure to match the previous privacy screen.

**CHAIRMAN VOSS:** Any questions?

Do we have a motion?

**MR. O'BRIEN:** I recommend approval of the application for 14 East Mechanic Street, as submitted.

**MR. WILLIAMS:** Second.

**CHAIRMAN VOSS:** Thank you.

**MR. HALSEY:** 16 E.

**CHAIRMAN VOSS:** Did you say 16, right?

**MR. O'BRIEN:** I thought I did. 16 East Mechanic Street.

**CHAIRMAN VOSS:** Second?

**MR. WILLIAMS:** Second.

**CHAIRMAN VOSS:** Thank you.

All those in favor?

**THE BOARD:** Aye.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**CHAIRMAN VOSS:** Opposed?

**MR. HALSEY:** I'm not opposed.

**MR. FREEO:** Let me ask a very juvenile question.

**CHAIRMAN VOSS:** Off the record?

**MR. FREEO:** Sure.

- - -

(Discussion off the record.)

- - -

**CHAIRMAN VOSS:** We have one last -- we have no agent reviews, and we have minutes from December 6th, which, if you recall, involved approval of 14 East Mechanic and 16 East Mechanic combined in one, as well as Waterloo.

**MR. HALSEY:** Yes, 1810 Waterloo.

**CHAIRMAN VOSS:** So were there any questions about the minutes? We can have the three of us vote.

**MR. O'BRIEN:** No.

**CHAIRMAN VOSS:** It's tough to read those.

And motion for approval.

**MR. O'BRIEN:** Second.

**CHAIRMAN VOSS:** All in favor?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**THE BOARD:** Aye.

**CHAIRMAN VOSS:** We can adjourn.

(At 9:43 p.m., proceedings were  
concluded.)

- - -

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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.

EDWARD T. McKENNA  
Official Court Reporter

- - -