



1674 EDGEWOOD ROAD INFORMAL PRESENTATION AND MOTION TO TABLE

Tax Parcel #20-021-003

Demolition of Quill House (aka Stapler Tenant House #2)

Restoration of Ishmael House (aka Stapler Tenant House #1 or Dougherty House)

Owner: Cameron C. & Olga Jean Troilo

Mr. C. T. Troilo was present and stated they refer to the property as the Point at Edgewood. Mr. Majewski showed a slide of the property. Mr. Troilo stated his father owned the property in the 1990s and early 2000s. He stated it was the property on the point and the property across the street. He stated his father subsequently sold the property to a developer. He stated that developer had some financial problems and went “under,” and the bank repossessed it. Mr. Troilo stated subsequently they purchased the property back. He stated they have developed the property shown as “Heacock House,” which is the DeLorenzo’s property. He stated they have also developed multiple properties in the area including the Edgewood Café, the bank, and the Cigar Barn; and they are in the process of developing Flowers Field.

Mr. Troilo stated they have been before HARB and various Township Boards through the years with a number of proposals and different ideas for this property on the point. He stated a few months ago, they were approached by some of the Township Officials to see if they could consider ideas which would be mutually-beneficial for the developer, the Township, and the community. He stated after meetings and some research, they have come up with this Plan which they were asked to present informally to the Board of Supervisors, which their attorney, Ed Murphy did. Mr. Troilo stated the Board of Supervisors asked that they go before the HARB which is why he is present this evening.

Mr. Heinz asked about the specifics of his research. Mr. Troilo stated it was determined that when the CVS in the area was built and the retention basins were sized, the basins were increased in size to provide increased capacity to handle run-off from impervious surface from the site he is discussing this evening. He stated his engineer looked at this, and they asked Mr. Majewski to review it and do some calculations as to what impervious or semi-pervious surfaces they could put on the site utilizing the additional space in the basin without having to add stormwater retention on the actual site.

Mr. Troilo stated he advised their engineer that they wanted to put a parking lot on the site with parking for the building on the point and additional parking for the property across the street. Mr. Troilo showed a Plan of what the engineer has provided. He stated the proposal is to take down the Quill House and restore the Point House and lease it as an ice-cream, Italian ice shop, etc. He stated the building is very small so they do not anticipate any inside seating, and it would be more similar to an ice cream stand. He stated the rendering shown is what it could look like. He stated they would be restoring the building and changing out some of the windows. He stated they are showing a service window for the ice cream parlor. He stated the service window would probably be on the other side. He stated they do not have any formal Plans or formal Applications; and this is just a proposal of what it might look like so that they could garner direction from the various Township Boards.

Mr. Hirko stated a number of years ago they had come before the Township requesting a Demolition Permit for the Quill House which was denied. He asked where that stands now. Mr. Troilo stated he understands that there is a Lawsuit pending; however, it is not active. He stated he believes they filed the paperwork to Appeal the Decision, but they have not pursued anything at this time.

Mr. Hirko asked if that is still standing, why would they be coming into the Township to take the house down. Mr. Troilo stated it has always been their intention to take the house down, and they are just presenting another proposal to see if the Township would agree to it.

Mr. Kirk asked if the proposal which was denied was the same as this proposal to restore the house on the point and take the other one down. Mr. Troilo stated there have been a number of proposals, and he is not sure exactly for which one they filed the Demolition Permit. He stated there have been other iterations with other Retail stores, but they have always proposed saving the building on the point. He stated there have been discussions about that. He stated at one point there was discussion about donating it to a group who was going to restore it, but that proposal ran into some opposition. Mr. Troilo stated he cannot speak to exactly what the Demolition Permit was attached to planning-wise. Mr. Kirk stated he was not on the Board at that time, and he was interested in the history of what had been presented before.

Mr. Kirk asked what the reason was for the Denial of the Demolition Permit, and he asked if it was denied by HARB or the Board of Supervisors. Mr. Troilo stated HARB denied it, and he believes that the Board of Supervisors voted on it which is why they Appealed it.

Mr. Majewski stated HARB made the recommendation to Deny the request to demolish the Quill House. He stated the Board of Supervisors discussed it; however, they never actually voted to Deny it, and they just indicated that they did not want the Applicant to do it. Mr. Majewski stated his understanding of the Appeal is that it was made to the Board of Appeals for Lower Makefield, but it was never pursued either on the Applicant's end or on the Township's end. Mr. Majewski stated it has been in limbo since 2013.

Mr. Heinz asked Mr. Majewski if there is a record of the previous presentation before HARB, and Mr. Majewski stated he is sure he has the Records in the Township. He stated they were requesting to demolish the Quill House. Mr. Heinz stated it is part of the Record of the December 13, 2016 meeting; and when he was previously on the Board, there were a couple of presentations by the developer; and they proposed at that time to utilize the frame of the house in some fashion with the façade and add to the rear to make it a Commercial building.

Mr. Kirk stated he is in favor of keeping historical buildings as much as feasible, but he feels that one of these buildings needs to be taken down. He asked Mr. Troilo if he does get approval to take the one building down would he be able to incorporate some of the old materials from that building into the other one to try to help keep the historical aspect of it; and Mr. Troilo agreed they could assuming that there is something that was architecturally-sound and would rise to the level that it would add to the other building. Mr. Troilo added at the corner they took down the barn behind Edgewood Café and relocated it utilizing the entire structure as it was basically sound. He stated they are not against anything like that at all.

Mr. Lewis joined the meeting at this time.

Mr. Kirk stated this is just an idea as he has not been in the house so he does not know what is there. He stated looking at it from the outside, he feels it should be taken down. He stated there may be something inside of value that Mr. Troilo could use.

Ms. Lashchuk asked where they would install some of the items that might be salvaged from the house proposed to be demolished. Mr. Kirk stated he had asked if there was anything in house they are recommending be demolished that could be used on the other building for the “appearance factor.” Mr. Troilo stated he understands Mr. Kirk is indicating something might be able to be used at the building to be renovated at the point.

Ms. Webber asked if they are at risk of losing the historic designation if this building is demolished. Mr. Majewski stated he has done some research and spoken to members of the Pennsylvania Historical and Museum Commission, and they indicated that there is no set number of structures needed for a District that would trigger the loss of the designation. He stated it could only be lost if the Historic District no longer had any historic character and was no longer worthy of that designation. He stated they are not in danger of that. He stated he has found past Meeting Minutes from approximately ten years ago where a member of PHMC came to HARB and answered all these questions, and had the same opinion then that the number of buildings that were lost at that time did not trigger any threat to losing the designation.

Mr. Hirko stated at this point C.T.’s company has removed six to nine buildings in the District to his knowledge. He asked what happens to the Historic Overlay that was put in place since there is not a whole lot in the Village now. Mr. Majewski stated in the Board’s packet he provided a spread sheet with the complete status of all the buildings that were outlined in the National Register Nomination Application from 1980; and it listed all of the structures that were there, how many remain, and he broke it down between foundations or ruins that were there in 1980, barns, carriage houses, out buildings, and houses and buildings that were specifically listed. He stated there were other buildings that were also in the Historic District; however, they were not considered to be historic in nature in 1980. Mr. Majewski stated there were twenty-one houses or main buildings in 1980, and there are now fifteen remaining, so they have lost six out of twenty-one of those buildings in the District.

Mr. Majewski stated if the proposal is accepted to demolish the Quill House, that will be seven out of twenty-one or one third of the structures. He stated it should also be noted that they also built at least five new structures not counting the houses at Flowers Field, and those structures were approved by HARB and are complimentary to the District as contemplated by the Traditional Neighborhood Overlay.

Mr. Heinz stated with regard to a couple of the houses that were demolished along Stony Hill Road, he believes that Mr. Troilo had indicated that at least one of them would be re-constructed; and he asked for an update. Mr. Troilo stated at this time they are still marketing the Commercial area at Flowers Field, but there are no commitments at this time although they are in discussion with some people. He stated while they will live up to any obligations that they have, there is no timeline for construction. Mr. Heinz stated he was hoping to hear more about the intention and the commitment to do that, and he asked if they have stockpiled and stored materials from those structures. Mr. Troilo stated he believes that there was a structure near the entranceway, and the Board had asked them to retain some the elements to incorporate in a replacement structure, and they have done that. Mr. Heinz asked if there are Plans of the buildings so that they could be re-constructed as historically accurate as possible or would they just use the pieces as part of something new that they would design. Mr. Troilo stated he believes that it was the direction of the Board that they were to have their architect survey the building, and they do have the information about it. He stated it was an old Residential house, and they would use modern materials and systems but would reflect what was there. Mr. Heinz stated if they have the Plans he feels it may be worthwhile for Mr. Troilo to pass them along to the Historic Commission so that someone can “stockpile them with their documents.”

Ms. Lashchuk stated she feels the proposed parking area will destroy the character of the Historic Village, and it does not add anything to the beauty of Edgewood Village to put a parking lot there instead of trying to keep something that was there before. Ms. Lashchuk stated she has some ideas for this area.

Mr. Heinz asked Mr. Troilo how this proposal to demolish the House will help the historic nature of the site and the Village in general.

Mr. Troilo stated the parking lot is modeled off the parking lot that serves Veterans Park. He stated the additional parking will help serve the Village proper now and in the future. He stated the Village is envisioned as a walkable Village for people to park anywhere in the Village and then be able to walk to anywhere else in the Village. He stated hopefully in the future when everything is built out and is successful, they are going to want all of the parking that they can get. He stated by utilizing some space in this way, they are contributing to the economic “lifeblood” of the whole area.

Mr. Heinz asked if the idea would be to rent some of the parking spaces to the occupants of the development across the street or would it just be public parking, and Mr. Troilo stated it would just be public parking. Mr. Heinz stated Mr. Troilo is suggesting that by taking down a historic structure and not preserving it, he is adding to the value of the entire Village, and Mr. Troilo agreed.

Mr. Heinz asked if there is any other location that could be purchased either as part of a Lot that has a house on it or “up the Road on Langhorne Road adjacent to where the old house that burned was,” which could be purchased for parking instead. Mr. Troilo stated at this time he is not aware of anything for sale there. He stated it is an economic situation where they own this piece of property he is discussing, and they would have to spend more to acquire more. He stated they are trying to utilize what they have in a way that benefits everybody. He stated during these times Commercial space is an “iffy proposition,” and they are just trying to suggest something that will work for everyone.

Mr. Kirk asked how long the house that they propose to demolish has been vacant and boarded up. Mr. Troilo stated he does not know exact dates. He stated when they re-purchased it, the properties were as you see them now. Mr. Kirk stated he has been in a lot of houses like this over the last fifteen years; and when a house is not utilized and boarded up, the materials “die” and it is no longer feasible to actually use it. He stated he feels demolishing a structure in this condition would benefit the look and historic feel of the area because it is an eyesore.

Mr. Heinz asked Mr. Kirk to “keep his judgment on this until just before they vote.” He stated he is trying to make sure that they elicit all of the information that is pertinent and to give Mr. Troilo a chance “to make a case,” and have his proposal viewed with an open mind as much as possible. Mr. Heinz stated he feels Mr. Kirk “jumping in as a proponent for the demolition at this point would be premature.”

Mr. Heinz stated this house had been designated as a historic structure while there were still people living in it, and Mr. Troilo stated he believes that is correct. Mr. Heinz asked when Danny Quill finally left the house. Mr. Troilo stated he was not living in the area when Mr. Quill moved out. Mr. Heinz asked Mr. Majewski if he knows when Danny Quill left the house, and Mr. Majewski stated Mr. Quill passed away in 2011. Mr. Heinz stated he feels Mr. Quill was out of the house for approximately a year before he died. Mr. Lewis stated he believes Mr. Quill moved out of the house in 2010.

Mr. Heinz asked Mr. Troilo when they re-purchased the property from the other developer; however, Mr. Troilo stated he did not know. He stated he could find out. Mr. Heinz asked if Mr. Troilo was aware of the nature of the buildings when they purchased the property that they were historic buildings that were governed by preservation requirements and adherence to the Department of the Interior's Guidelines for Historic Structures. Mr. Troilo stated he believes that they were aware that they were Historic Edgewood Village structures.

Mr. Heinz stated they are trying to find ways to preserve not just this structure but all of the structures in the Village. Mr. Troilo stated he is aware of this as he has been before HARB a number of times. Mr. Heinz stated he hopes that Mr. Troilo feels that HARB is trying to be reasonable and helpful in "making things happen in the Village." Mr. Troilo stated he understands that, and he also feels that they are trying to work with the Township as well; and in the past they have done some "wonderful things."

Mr. Kirk stated Mr. Troilo had someone look at the house, and he asked how many people they have had give opinions/reports on the condition of the house and the feasibility of possibly restoring it instead of demolishing it. Mr. Troilo stated he knows that they had two, and Mr. Majewski had been provided copies of those reports. Mr. Kirk stated he assumes that they both agreed that it was not feasible to restore the house and that to demolish it would be better; and Mr. Troilo agreed.

Mr. Heinz stated Mr. Majewski provided those letters to HARB for their review. Ms. Lashchuk thanked Mr. Majewski for all the work he did on this.

Mr. Heinz asked Mr. Troilo if there were any pre-qualifications on the people that he used. Mr. Troilo stated they were people they were familiar with. Mr. Heinz stated he noticed that one of them was the one who did the rendering for the point, and Mr. Troilo stated they have both done work for his company.

Ms. Webber asked if the building has to come down, does it have to be replaced with a parking lot, and she asked if that is the only option. She asked if they actually need the parking lot or is it just to use that piece of Real Estate. Mr. Troilo stated if they restore the other building, they will need parking for it. He stated somewhere on that site, there is going to have to be parking; and if they add additional buildings, there will have to be more parking because that is what is required by the Code. He stated the



parking lot was to add some spaces for the building itself and some additional spaces for across the street. He stated they are constrained by the run-off factors which is why it is not all a parking lot. He stated what is shown is the calculated area.

Mr. Heinz stated with regard to the impervious surface of what is there now plus whatever small parking is necessary, he asked if that is “consistent with the amount of compacted material that would have some run off and be semi-impervious if not totally impervious over a period of time.” Mr. Heinz stated it looked to him to be five to six times the size of the house.

Mr. Troilo stated their engineers did rough calculations. He stated as he noted previously, this is not a finished proposal, and it was just an “idea sketch.” He stated the size of the parking lot would conform with the Stormwater Management Code for that space.

Mr. Heinz asked if they could consider re-constructing a house utilizing new structural materials and as much of the existing trim and clapboard they can so that there is a structure there that is historically correct. Ms. Webber stated the idea that she had was to have a structure re-constructed there. Ms. Lashchuk stated many of the homes were demolished, and they could have a re-constructed home at the point that would create the Edgewood Village look rather than having a parking lot; and the parking lot should be at a much smaller scale. She stated if they have to demolish the Quill House they could re-build it at another location on the point and create more of the continuity on Yardley-Langhorne Road by adding an additional building in lieu of the ones that have been torn down. Mr. Heinz asked Ms. Lashchuk if she is suggesting that instead of being one building, there would be two buildings on that site; and Ms. Lashchuk agreed. She stated they would be facing Yardley-Langhorne Road. She stated at one point they were discussing that the Quill House could be a bank by adding to it so that Commercial would be feasible with more square footage.

Mr. Troilo stated they would look into any ideas that the Board proposes as they would like to work something out. He stated at this point he could not state whether they would have one or more buildings recognizing that when you add buildings, you add impervious surface and you need to increase the parking. He stated they would look into whatever the Board would suggest as they have in the past. He stated there have been a number of ideas looked into in the past, and they would consider what has been suggested.

Mr. Heinz asked about some of the findings that Mr. Troilo's architects had, noting that they differ significantly from his own experience and what he had learned while attending School. Mr. Heinz stated the structural solidity of a one hundred to a one hundred fifty year old home has more to do with mass, and this house seems to be standing straight up. He stated the clap-board is also still attached. Mr. Heinz stated it does not seem that since 2016, things have "gotten so bad that it is a critical requirement to demolish it because it is going to fall in."

Mr. Heinz stated he believes that at one point in the report it indicated it would be financially unfeasible to reconstruct the house. Mr. Heinz stated he feels there could be "steel augmentation or something else to keep the building standing." Mr. Troilo stated with "enough money you can fix anything;" however, at some point it is not economically-viable; and he does not "have all the money in the world to fix it." Mr. Heinz stated he understands that and appreciates the good work that Mr. Troilo has done. Mr. Heinz stated he was trying to point out that because of the nature of the Board, they cannot really "dive into the money part of the deal;" and they have to preserve what history they can. He stated this is a "piece of the fabric that we have," and the Guidelines do not condone any kind of demolition unless it is "redone in the historic manner that it was taken down in and replaced similar to what Dave Miller did with the spring house at the corner." Mr. Heinz stated he took it completely apart, and re-built it, and that is "the kind of thing that is required by the Guidelines that they have." Mr. Heinz stated he sees some major problems about approaching this in "just a functional and economically-viable way of looking at the problem."

Mr. Kirk stated with regard to sagging of the house, he went past it today; and both properties seem to be standing straight; however, appearances can be deceiving until you get inside, and he has never been inside.

Ms. Webber asked if there are any other properties that could fall into this same category in a few years. She stated her concern is that someone should be taking care of these buildings so that they are not have a meeting a few years from now looking at demolishing another building.

Ms. Lashchuk stated she does not know who is going to make the determination that the building is salvageable. She stated if it is has to be demolished because it is beyond economic feasibility to be re-done, her suggestion would be to re-create a similar building and have it be

re-located in the area at a different location that would provide some additional space for parking. She stated she would be against demolishing it and putting in a parking lot that is so visible between these roads that are fairly well traveled.

Mr. Hirko stated when this was discussed a few years ago, the Board of Supervisors was very adamant about putting a parking lot across the street from DeLorenzo's because they did not want patrons crossing that busy road. Mr. Hirko also stated that he had the opportunity three to four years ago with members of the Patterson Farm Preservation group, with permission from C. T. Troilo and his Dad, to go into both of the buildings. He stated while he is not an engineer or an architect, the only thing he saw was the porch issue on both houses. He stated there is also a flat roof on the back of the Quill House that has a hole in it. He stated other than that he did not see any major issues with either structure.

Mr. Lewis asked if there has been an estimate of the restoration costs for the Quill House, and Mr. Heinz stated he does not feel that has been considered. Mr. Heinz stated that if that is a question Mr. Lewis has, it might be better asked in the venue of the Board of Supervisors as that is an economic issue; and even though the Historical Architectural Review Board is trying to be reasonable, the actual cost information is not something that they normally get involved in. Mr. Lewis stated the Board has previously taken a strong line encouraging restoration of those properties, and that has been consistent for a long period of time in the past.

Mr. Majewski stated the parking shows eighteen parking space, and he asked Mr. Troilo how many spaces they anticipate they really need in the event that they put an ice cream store at the corner. Mr. Troilo stated he is not sure what the Code requires if there is not seating, but he could get an answer from the engineer. Mr. Kirk stated it is based off the occupant load and depends on the use so it can vary significantly.

Mr. Majewski stated he was thinking that if they were to move the parking lot over, they could keep the house in place and just reduce the number of spaces; but it would probably result in only eight spaces which he is not sure would be enough for their needs.

Mr. Heinz stated Mr. Majewski is suggesting that there is a possibility that moving the parking lot "maybe even to the back of the house could be structured as part of a Plan, and that might be a more valuable way to look

at the idea of parking.” Mr. Majewski stated that was not his suggestion. Mr. Majewski stated there is a balance since the more building area you have, the more parking you need; and the more parking you do, the more driveway you have, and you need more stormwater management, so that there is a balancing act. He stated his thought was that possibly they could save the house for now and cut down on the parking, although a restaurant-type use has a high parking requirement because of turn-over.

Mr. Kirk asked if there are any pictures of the inside of the house. Mr. Troilo stated he is not aware of any although Mr. Hirko may have taken some when he was inside. Mr. Hirko stated he thinks he may have some. Mr. Kirk stated he would be interested in seeing those. Mr. Kirk stated there was discussion about the economic side of trying to restore the building. He asked if there is a way to “gut the inside of the house, keep the shell, and make it a one-floor use.” He stated having one floor instead of two may help cut down the costs. Mr. Troilo stated while that might, the floor space of the building is not that large to start with, and he does not feel it would make economic sense. He stated while he understands that HARB “does not rule on economy,” he does have to consider that.

Mr. Heinz stated part of the discussion with the previous developer and his plan for a bank was the fact that a second floor would be unusable, and “making it a shell that is a two-story, vaulted space was not unheard of as long as they could add on enough square footage on one floor level to make it financially-viable.” Mr. Heinz stated the developer investigated that, but he is not sure what he found out. Mr. Heinz encouraged Mr. Troilo to look into other ways to approach this.

Dr. Helen Heinz, 1355 Edgewood Road, stated she is the current Chair of the Historic Commission, but is speaking as a long-time resident of Lower Makefield Township who has been involved with the development of Edgewood Village since 1979. Dr. Heinz stated she has done research on the original Application for these two buildings and has information from Ralph Thompson who put together a lot of the history. Dr. Heinz stated there were originally twenty-two structures that were listed, and it is “sad” that currently there are no longer eight of those structures that were listed of the twenty-two. She stated it is really ten structures that are gone. Dr. Heinz stated she was part of the group that formulated the TND that gave the enabling Legislation for the Historic District. She stated they were working with Mr. Troilo and Mr. VanDyke to come up with Design Guidelines and the different regulations, and it is “great to see a new generation of Troilos starting to take over.” Dr. Heinz stated the TND’s

entire purpose was to try to preserve the historic structures that were there and to build structures that would be compatible as they “re-in-filled the structure of the Village.” Dr. Heinz stated that has not turned out to be the way that it has been done. She stated a lot of that has to do with the fact that the Troilos had different contractors coming in to build and design some of the structures, and she feels they are a “little over the massing of what they had anticipated.” She stated they wanted the Retail to be done first, and that has not been done. She stated they anticipated apartments, possibly hotels, above the Retail, and they were always looking at the possibility of creating “low-end housing” for part of the Township so that our children could come back and live in an apartment or a small single-family house that would be affordable so people would come back and live in the Village section of Lower Makefield Township. Dr. Heinz encouraged the possibility of creating more of that at this end of the Village instead of taking down a structure. She stated part of the TND allows for 50% to be added to a structure.

Dr. Heinz stated the Quill House used to be a two-family dwelling, and they could add a structure, and make it a three-family apartment house. She stated he could also add another structure on Langhorne-Yardley Road that would fit in with the scale of the two existing buildings. She stated it would also fit in with the Harris House and the other houses that line the north side of Yardley-Langhorne Road, which is what they really wanted to see.

Dr. Heinz stated she has gone into the both of the houses, and neither of the houses have been cleaned out. She asked that Mr. Troilo look into how much has been spent on the structures since they re-purchased them. Mr. Troilo stated while he cannot provide an amount, they do maintenance. He stated Mr. Majewski had called them about a few issues, and they do address them when they come up. He stated they cut the grass; and even though they are an “eyesore,” they try to do what they can. Dr. Heinz stated over thirty years there has been one roof repaired, and she knows that at some point someone did fix the porch, but it has progressively gotten worse.

Dr. Heinz stated she had mentioned previously to Mr. Majewski and other Township Officials that there are two windows out in the “Biles House” on the corner, and she asked that they be fixed since rain is going directly into the structure.

Dr. Heinz asked that Mr. Troilo work with the Township on this. She stated she wants him to be successful, and she would like this to get done, and not take down more structures than he has to.

Ms. Gail Friedman, 699 A Rose Hollow Drive, asked that some of the documents that were referenced earlier be posted and made available to public view. She stated that she is specifically interested in the spread sheet describing the status of buildings in the Edgewood Village District and any engineering reports on the home in question. Mr. Majewski stated they could do that. He stated a lot of the information that was provided to the Board was made available on-line although not the two reports that he just received from Mr. Troilo; and he will post the information on-line for everyone.

Ms. Friedman stated she has lived near Edgewood Village for twenty years, and it saddened her to watch so much of the Village “fall to intentional demolition first and demolition by neglect.” She stated the value of Edgewood is not only as a collection of individual historic houses, but at one time it was an intact crossroads Village; and with every building that is lost the spatial orientation/view and historic context of the Village is being lost forever.

Ms. Friedman asked why they would have a parking lot at the location proposed. She stated there are two vacant Commercial buildings, and she assumed that maybe an ice cream store would go into a restored home. She stated the Township Zoning Ordinance has provisions for shared parking, and they could share some of the parking in the Edgewood Village Shopping Center at the periphery of the Giant.

Ms. Friedman stated in terms of the cost, she realizes that this is not a cost analysis, but in looking at the Township Assessment records, it looks like the properties were sold at one point by the Troilo organization for \$800,000 and re-purchased seven years later for \$350,000 so she feels that should provide some funding for restoration.

Ms. Lashchuk stated she had considered a different possibility for the property. A slide was shown of Ms. Lashchuk’s proposal. She stated for many years people have been complaining about the dangerous intersection of Yardley-Langhorne Road and Edgewood Road. She stated the other issue is creating a parking area. She stated a possible way to solve this would be to extend Edgewood Road making it a connection at the Chapel perpendicular to Yardley-Langhorne Road which would avoid the dangerous intersection of the point. She stated the rest of Edgewood Road would be closed off, and part of it could be re-purposed as a parking area; and this area was noted on the slide. She stated this would also help DeLorenzo’s.

Ms. Lashchuk stated in the triangular area, if the Quill House has to be demolished, she would propose that it would be re-created and moved to the front of Yardley-Langhorne Road with the possibility of adding some additions to it to make it economically-viable. She stated next to it would also be another building which could be a re-creation of one of the other homes that had been demolished. She stated this would create a Village look, and it would be a streetscape on Yardley-Langhorne with those homes facing the street, and the Quill Home being restored; and this would create uniformity and the Edgewood Village feeling. She stated behind the homes, there could be a small “garden pocket/courtyard/sitting area for the pedestrians to enjoy.”

Ms. Lashchuk stated this proposal would alleviate the crossing of Edgewood Road which is dangerous, and it would help with the parking issue. She stated she feels this would be a win/win for the Village and the developer.

Mr. Heinz commended Ms. Lashchuk for her vision. He asked Mr. Troilo to investigate some of these ideas and he hopes that this could be discussed further.

Mr. Hirko stated his “heart is with these buildings and restoring the old buildings is part of his passion.” He stated he is currently restoring two hundred year-old windows at a property on Black Rock Road. He stated he wants to see these old buildings being kept intact, restoring them, and utilizing them for a purpose versus putting in a parking lot.

Ms. Webber thanked Ms. Lashchuk for putting her time into considering what could be done. She stated she would like to delay a decision on this until they consider solutions other than demolition of an important building to our history. She stated many moved to this area because they loved the history, and she hates to see the Board rush to vote on this.

Mr. Heinz stated he understands that the Applicant is asking for a vote.

Mr. Kirk stated coming into this meeting he had already made his mind up that one of the buildings should be demolished; however, after hearing the discussion this evening and seeing Ms. Lashchuk’s rendering, he now feels that there are more avenues that need to be explored before a decision is made. He stated he feels re-aligning the road would open up a lot of possibilities.

Mr. Troilo stated he did not feel that they were at the voting stage at this point, and he felt he was just presenting his idea to get feedback from HARB. He stated he appreciates what Ms. Lashchuk did which he feels is a beautiful drawing; however, they have considered that in the past. He stated he agrees that the point the way it is configured at this time is not optimal, but addressing it “is a lot tougher than it looks” to relocate the road. He stated they would like to look at other ideas.

Mr. Hirko moved, Mr. Lashchuk seconded and it was unanimously carried to Table and for the Board to have further discussion on this and not vote tonight.

Mr. Heinz asked Mr. Troilo to come back at any time with further ideas. He stated he feels Mr. Troilo understands their passion to try to maintain the buildings as that is what they have been asked to do, and he feels taking down another piece of Edgewood Village is something that they look at with misgivings.

Mr. Heinz stated anyone wishing to get involved who is a Real Estate professional would be welcome to apply to serve on the Board.  
Mr. Majewski stated the open position on HARB is for a Licensed Real Estate Broker.

Mr. Troilo thanked the Board for their conversation and stated he hopes they will be able to work something out. He stated he appreciates their time and efforts.

There being no further business, Mr. Hirko moved, Ms. Webber seconded and it was unanimously carried to adjourn the meeting at 8:55 p.m.

Respectfully Submitted,

Stephen Heinz, Chair



