

**NEW HOPE BOROUGH  
HISTORIC ARCHITECTURAL REVIEW BOARD**

Tuesday May 4, 2021

Agenda

**6:30 PM**

THE MEETING WILL BE HELD LIVE at 125 New Street

1. Roll Call:
2. New Application(s): Kevin Kester, Keith Voss, Jeff Gada, and Rich O'Brien.  
Also present were Council Liaison, Ken Maisel, and JoAnn Connell, Board Secretary.

**A. MICHELLE BECCI/186 SOUTH MAIN STREET/ FORMAL REVIEW**

Built in 1832 and is considered a *SIGNIFICANT* contribution on the Historic Inventory for all the nationally registered properties in New Hope.

*This house originally served as the Lock Tenders home for the Lock Tenders at lock #10.*

- *Replacing existing carport/ pergola with a formal garage*
- *The new structure will be one story with a small accessory storage shed*
- *The exterior will match the existing residence*

The Applicant submitted a HARB application to replace existing carport/pergola with a formal garage.

The new structure will be a standard 1 story garage with a small accessory storage shed below the garage to the rear of the structure. There will be no plumbing facilities or residential/recreational space in the new structure.

The exterior of the structure will match the existing single family dwelling and will better fit with the surrounding historical structures of New Hope.

The Application was reviewed by the New Hope Borough Historical Architectural Review Board on May 4, 2021 where HARB made a motion of (4-0) for recommendation of a Certificate of Appropriateness for the HARB application as submitted.

**ALL MATERIAL AND COLORS TO MATCH EXITSING HOUSE**

**Proposed Addition**

**ROOF**-Genuine Cedar Shake

**FACIA/RAKE**- Boral Composite

**GUTTER/DOWNSPOUTS**-Copper

**VENT**-Painted Pine E-Zee set or approved equal

**EXTERIOR FINISH**-Stucco with Stone Base-Cut veneer-

-Pinnacle Stone Rough Rectangular Amber Mix

**WINDOWS/POOL DOOR**-Marvin Wood Clad True Divided Light to match existing house.

**PAINT**-Stucco, Benjamin Moore HC-174 Lancaster Whitewash Trim HC-34 Wilmington Tan to match existing house.

**SHED DOOR** (Lower Level) Custom wood door.

**GARAGE DOOR-AMARR** Crotona Closed Square in Golden Oak with Blue Ridge 11" handles and 16" Strap Hinges.

**PERGOLAS AND BRACKETS** Custom real wood

**LIGHTS** Large Bistro Lantern CHO27007AB by Chart House to match lantern on existing house.

**B. NICK GIALIAS/8 WEST MECHANIC STREET/ FORMAL REVIEW**

Original building was built in 1840. The Original building is considered *CONTRIBUTING on the Historic Inventory for all the nationally registered properties in New Hope.*

- *Removing fireplace installed without permits.*
- *The existing wooden box was put in to cover hole where a window once was. The wooden box will be removed and the hole will be filled in to match existing wall.*

The Applicant submitted a HARB application after installing a fireplace without previous approval. The Fireplace was taken out of service by the Fire Department and the Code Official. On the Original view there were two window units, one of which was removed at the present fireplace location.

The applicant came before the HARB Board to get the approval for the window unit that was removed and to replace the wooden structure by filling in the foundation wall with a stucco finish at the fireplace location.

The Application was reviewed by the New Hope Borough Historical Architectural Review Board on May 4, 2021 where HARB made a motion of (4-0) for recommendation of a Certificate of Appropriateness for the HARB application as submitted.

### **C. NICK GIALIAS/8 WEST MECHANIC STREET/CONCEPT REVIEW**

Applicant is interested in building a deck to the rear of the property.

*½ hour limit (Still requires Zoning and Land Development approval)*

The applicant was present to discuss building a deck to the rear of the property.

Description of materials were discussed even though materials are not necessary in a concept review.

1x6 IPE Decking

5/4 x AZEK TRIM AT FASCIA

1x AZEK TRIMBOASRD CLADDING AT DECK BEAM

AZEK POST WRAP AT STEEL COLUMNS

PAINTED STEEL GABLE GUARDRAIL SYSTEM WITH #316 STAINLESS STEEL CABLES.

The space will be of a simple design so that it does not impose on the view from the bridge Street.

The Lower terrace and above it will be two completely different structures.

The main level will have a brick patio with stone facing on the wall and shrubs.

The board thought that the deck was a good idea and didn't think it would impose on the surrounding area. There are many approvals that will be required which may result in the design completely changing. The general concept seems like a good idea.

#### **Agent reviews to be read into the record;**

1. **20 WEST BRIDGE STREET /GARY GIORDANO/**Sign installation /Kevin Kester
2. **33 OLD MILL ROAD /CARL AND NADINE GLASSMAN /**Exterior Painting/Kevin Kester  
*Exterior Painting. Project almost completed. Built in 1900, considered CONTRIBUTING.*
3. **87 SOUTH MAIN STREET /MAGIKAVA /**Sign Installation/Kevin Kester
4. **28 WEST BRIDGE STREET/JAMES AND CELESTE MANITTA/**Jeff Gada  
*Addition of a gate. Already installed.*
5. **57 NORTH MAIN STREET/BRIAN AND MELISSA CENKER/**Jeff Gada

*Exterior painting. Built in 1895, considered CONTRIBUTING.*

**6. 86 WEST FERRY STREET/THOMAS SMITH/Jeff Gada**

*Upgrading asphalt roof to standing seam roof. Built in 1850, considered CONTRIBUTING.*

**3. DISCUSSION:**

*Concept reviews and Agent reviews.*

*Discuss and adopt an updated HARB Rules, Procedures, and Organization document.*

**4. APPROVAL OF THE MINUTES FOR FEBRUARY, MARCH AND APRIL.**

**5. ADJOURNMENT**