

**NEW HOPE BOROUGH
HISTORIC ARCHITECTURAL REVIEW BOARD**

Tuesday, February 2, 2021

MINUTES

6:30 PM

Location: New Hope Borough Community Room
125 New Street

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

A. 76 North Main Street ADMINISTRATIVE

The application was changed from a Formal application to an Administrative application because they need to satisfy other requirements particularly with the Zoning Hearing Board.

Ralph Fey stated that the applicant will maintain the existing historic brick building and restore the exterior as part of the proposed single family home.

They want to remove the non-historic single story addition at the rear of the historic home.

They want to construct a new addition at the rear of the home in scale with the existing home and surrounding neighborhood.

The scale of the home can best be viewed in elevation view where the form of the addition replicates the gabled massing of the existing home.

The gabled addition is set apart from the existing building by a low roofed linkage maintaining the original scale of the site.

They want to construct a new driveway alongside existing home for parking below the addition and within the flood plain.

The applicant described plans for removing the base of a bay window facing the proposed driveway. Questions about supporting the remaining structure via cantilever (hidden by some of the removed brick) were brought up. A response with details will be expected in the Formal review.

New construction will be elevated on piers out of the flood plain with open-air (screened) parking below.

The basement of the existing home will address FEMA requirements for areas within the flood plain

The board asked about the attic and the reply was that it is just vaulted. The first floor will be elevated and none would see it.

The board had a problem with the third floor deck and because it can be seen for the river is also concerned about the massing. Every roof on the addition is a gable.

B. 46 NORTH MAIN STREET, CARL TAYLOR, FORMAL

Exhibit A, Pages 1- 7

The Applicant submitted a HARB application to add fencing on the property. The fencing is made out of wrought iron and will match the decorative wrought iron work that already existing along the bottom part of the windows (*as shown on Page 7*). The original submission included a sign installation but was removed from the HARB application because it did not meet Zoning requirements.

The location of the fencing is as depicted in blue on (*Page 5*), between the sidewalk and the street.

The Fencing will be black and is custom made by Finkel's in Lambertville NJ.

The Application was reviewed by the New Hope Borough Historical Architectural Review Board on February 9, 2021 where HARB made a motion of (4-0) for recommendation of a Certificate of Appropriateness for the HARB application as submitted.

C. 82 SOUTH MAIN STREET, BRYAN MONTGOMERY, FORMAL REVIEW

Exterior Painting and a light fixture

Exhibit A, Pages 1- 10

The applicant added the light fixture and the siding without prior approval and was before the Board to correct this.

The siding material was in kind so it was removed from the application but will still require a building permit before he continues to complete the project, (replacing all the siding).

The location of the light on the building is circled in black on (*Page 6*).

The Board did not feel that the light Mr. Montgomery presented (*Page 7*), was appropriate and recommended another fixture located on (*Page 8*), in black. Mr. Montgomery agreed to use the recommended light.

THE LIGHT is made by Hampton Bay and is called an Outdoor Barn Wall Lantern, Model #KHC1691A-3.

EXTERIOR PAINT COLORS; Made by Benjamin Moore, Jackson Tan (HC-46) for the body and Heritage Red (HC-181) for the trim.

A motion for recommendation of a Certificate of Appropriateness for the HARB application modified to include the light specified above was made, seconded, and approved (4-0).

3. Approval of the January minutes were approved unanimously.
4. **ADJOURNMENT**